

PB# 94-29

QUALITY HOMES

57-1-111

94 - 29

Quality Homes Sub. (15 Lots)
Chestnut Ave. (Zimmaro)

Approved 4-10-96

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

Received of Quality Custom Home Contractors, Inc. October 28 1994 14334
One Hundred and 00/100 DOLLARS
For Planning Board Application Fee #94-29

FUND	CODE	AMOUNT
<u>Ob # 3371</u>		<u>\$100.00</u>

By Dorothy H. Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-29

October 28, 1994

RECEIVED FROM Quality Custom Homes Contractors, Inc.
One Thousand Four Hundred Twenty-five DOLLARS
Escrow: 4 Lots @ \$150.00 ea. 11 Lots @ \$75.00 ea. #3372

Account Total \$ 1,425.00

Amount Paid \$ 1,425.00

Balance Due \$ -0-

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Mary Mason, Secy to the P.B.
A. Zappalo 10/28/94

Wilson Jones - Carbonless - S1642-WJCL Duplicate - S1644-WJCL Triplicate

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

MADE IN U.S.A.
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DATE April 8, 1996 RECEIPT NUMBER 94-29
RECEIVED FROM Quality Custom Home Contractors, Inc.
Address P.O. Box 10 - Washingtonville, N.Y. 10992
Six Hundred Ninety-Seven 64/100 DOLLARS \$ 797.64
FOR 2% of Cost Estimate of \$39,882.00 (Inspection fee)

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>797.64</u>	CASH	
AMOUNT PAID	<u>797.64</u>	CHECK	<u>#4343</u>
BALANCE DUE	<u>-0-</u>	MONEY ORDER	

Mary Mason, Secy to the P.B.

DATE April 8, 1996 RECEIPT NUMBER 94-29

Tocon Clerk

Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-29

October 28, 1994

RECEIVED FROM Quality Custom Homes Contractors, Inc.One Thousand Four Hundred Twenty Six DOLLARSEnclosed: 4 Lots @ \$150.00 ea. 11 Lots @ \$75.00 ea. #3372Account Total \$ 1,425.00Amount Paid \$ 1,425.00Balance Due \$ -0-

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

Theresa Mason, Secy to the P.B.

D. Zappalo 10/28/94

Wilson Jones • Carbonless • Standard-WCL Duplicate • Standard-WCL Tripartite

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

MADE IN U.S.A.
© Wilson Jones, 1989DATE April 8, 1996 RECEIPT NUMBER 94-29RECEIVED FROM Quality Custom Home Contractors, Inc.Address P.O. Box 10 - Washingtonville, N.Y. 10992Six Hundred Twenty Six DOLLARS \$ 797.64FOR 2% of Cost Estimate of \$39,882.00 (Inspector fee)

ACCOUNT			HOW PAID		
BEGINNING BALANCE	797.64		CASH		
AMOUNT PAID	797.64		CHECK	#4343	
BALANCE DUE	-0-		MONEY ORDER		

BY Theresa Mason, Secy to the P.B.

Wilson Jones • Carbonless • Standard-WCL Duplicate • Standard-WCL Tripartite

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

MADE IN U.S.A.
© Wilson Jones, 1989DATE April 8, 1996 RECEIPT NUMBER 94-29RECEIVED FROM Quality Homes Contractors, Inc.Address P.O. Box 10 - Washingtonville, N.Y. 10992Fifteen Hundred DOLLARS \$ 1,500.00FOR 3 Lots @ \$500.00 ea - Recreation fee

ACCOUNT			HOW PAID		
BEGINNING BALANCE	1500.00		CASH		
AMOUNT PAID	1500.00		CHECK	#4342	
BALANCE DUE	-0-		MONEY ORDER		

BY Theresa Mason, Secy to the P.B.

Copy for
643.50

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15432

April 10 1996

Received of Quality Custom Home Contractors \$ 270.⁰⁰

Two Hundred seventy ⁰⁰/100 DOLLARS

For P.B # 94-29

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 4341		270. ⁰⁰

By Dorothy H. Hansen

Town Clerk



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

6 January 1997

MEMORANDUM

TO: Supervisor George J. Meyers

FROM: Mark J. Edsall, P.E., Town Consulting Engineer

SUBJECT: QUALITY HOMES SUBDIVISION - CHESTNUT STREET
SANITARY SEWER SERVICE MEETING - 11/3/96
N.W. PLANNING BOARD NO. 94-29

On the morning of 3 November 1996 a meeting was held at the office of the Supervisor to discuss a request for sanitary sewer service for the four (4) single-family residential lots in the Quality Homes - Chestnut Avenue subdivision, in the Beaver Dam Lake area of the Town. Present at this meeting were the following:

George J. Meyers, Town Supervisor
Michael Babcock, Town Building Inspector
Mark J. Edsall, P.E., Town Consulting Engineer
Lou Tidaldi, Project Developer
Rick Tidaldi, Project Developer

Subsequent to receiving approvals from the Town Planning Board, the subject developer requested consideration regarding an approval from the Town to make four (4) individual connections to the Town sewer in Chestnut Avenue for the individual residences approved for this subdivision. Mr. Tidaldi initially raised the point that he has been paying sewer taxes for this property for many years, with the total amount paid being significant (in his opinion). Given the availability of sewer in the road in front of the property and the fact that this property is in the District and has been paying taxes, as well as the fact that there is no potential for any further subdivision of this property, nor is it likely that the private road will ever be upgraded to a Town road, Mr. Tidaldi indicates that the manner in which service would

6 January 1997

MEMORANDUM

PAGE 2

be constructed would be four (4) individual ejector pumps (one for each house), with individual forcemains running up the private road easement, discharging to the Town sewer manhole in front of the property. At one time, more lots were considered and a common pump station and forcemain was being requested, but given the decrease in the lot count to four (4) houses, this method would not be proposed. It should also be noted that any such common sewer facilities would be required to be dedicated to the Town and the Town would not desire another pump station and forcemain for only four (4) houses. As such, the Town concurs with the individual ejector stations and forcemains.

It was discussed that individual connections to the Town sewer system are not subject to the sewer moratorium currently in effect. As such, the approval for connection of these four (4) lots is one purely discretionary to the Town, and in this case the Town Supervisor. Mark Edsall noted his opinion that every attempt should be made to avoid individual sanitary disposal systems where a connection to the sewer system can be made. based on all of the above, Supervisor Meyers indicated that he had no objection to the four (4) lots connecting to the Town sewer. It was agreed that Quality Homes would be required to prepare an amended plan which will be submitted to the Planning Board for record and approval.

Following the meeting at the Supervisor's office, Mike Babcock and Mark Edsall spoke with Lou and Rick Tidaldi regarding some general construction details for the work. We also directed Lou to contact John Egitto to review this request with him, and receive any additional requirements from him.

Respectfully submitted,



Mark J. Edsall, P.E.
Town Consulting Engineer

MJEmk

cc: George J. Meyers, Town Supervisor
Michael Babcock, Town Building Inspector
John Egitto, CAMO Pollution Control
Planning board File 94-29

A:1-6-E.mk



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

24 May 1995

**SUBJECT: QUALITY CUSTOM HOMES, INC. MAJOR SUBDIVISION
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 94-29)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for major subdivision approval of the Quality Custom Homes, Inc. project located off Chestnut Avenue in the Beaver Dam Lake area within the Town. The project involves the subdivision of a 13.4 +/- acre parcel into ten (10) single-family residential lots. It is the opinion of the Town of New Windsor Planning Board that the action is a unlisted action under SEQRA.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12553, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

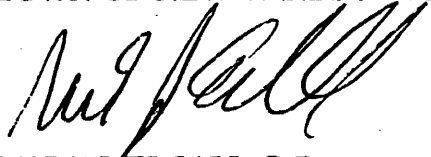
The Town of New Windsor Planning Board intends to perform a coordinated review under SEQRA with regard to this application.

Attached hereto is a copy of Sheet 1 of the subdivision plans, with location plan, for your reference. A copy of the Full Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
NYS Department of Environmental Conservation, Albany
New York State Parks, Recreation and Historic Preservation
Orange County Department of Health
Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
State Clearing House Administrator
NY District Office, US Army Corp. of Engineers
Applicant (w/o encl)
Planning Board Chairman
Planning Board Attorney (w/o encl)

A:QUALITY.mk

Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

SUBDIVISION FOR QUALITY CUSTOM HOMES, INC.

Name of Action

TOWN OF NEW WINDSOR

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

APRIL 24, 1995

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Subdivision Plan For Quality Custom Homes, Inc.			
LOCATION OF ACTION (Include Street Address, Municipality and County) Orange County, New York Easterly side of Chestnut Ave. 1000' north of Sycamore Dr. in the Town of New Windsor			
NAME OF APPLICANT/SPONSOR Quality Custom Homes, Inc.		BUSINESS TELEPHONE (914) 496-4141	
ADDRESS P.O. Box 10			
CITY/PO Washingtonville		STATE NY	ZIP CODE 10992
NAME OF OWNER (if different) Same as above		BUSINESS TELEPHONE ()	
ADDRESS			
CITY/PO		STATE	ZIP CODE
DESCRIPTION OF ACTION A ten (10) lot subdivision for single family residential purposes. The subdivision will be served by a low pressure sanitary sewer main and private individual wells for each lot. The low pressure line will be pumped to existing sanitary sewer manhole located in Chestnut Avenue.			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
 ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 13.4 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>13.4</u> acres	<u>7.0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>2.0</u> acres
Other (Indicate type) <u>lawns & regraded area</u>	_____ acres	<u>4.4</u> acres

3. What is predominant soil type(s) on project site? MdB Mardin Gravelly Silt Loam (3 to 8%) slopes
 a. Soil drainage: ☐ Well drained 20 % of site ☐ Moderately well drained 70 % of site
 ☐ Poorly drained 10 % of site
 b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
 a. What is depth to bedrock? > 5' (in feet)

5. Approximate percentage of proposed project site with slopes: ☐ 0-10% 40 % ☐ 10-15% 50 %
☐ 15% or greater 10 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 4 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (In acres) _____
17. Is the site served by existing public utilities? ☐ Yes ☒ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 13.4 acres.
 - Project acreage to be developed: 6.4 acres initially; 6.4 acres ultimately.
 - Project acreage to remain undeveloped 7.0 acres.
 - Length of project, in miles: N/A (If appropriate)
 - If the project is an expansion, indicate percent of expansion proposed N/A %;
 - Number of off-street parking spaces existing 0; proposed 20.
 - Maximum vehicular trips generated per hour 20 (upon completion of project)?
 - If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>10</u>			
Ultimately	<u>10</u>			
 - Dimensions (in feet) of largest proposed structure 35 height; 25 width; 50 length.
 - Linear feet of frontage along a public thoroughfare project will occupy is? 50 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? None tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? lawns, driveways, regrading
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 6.4 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 12 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated N/A (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 20; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 4 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Sanitary Landfill location New Hampton, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electric, Gas, Heating Oil
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 3500 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Reallocation	April 1995
City Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision Approval	"
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Realty Subdivision	April 1995
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC Sewer Extention	April 1995
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
- What is the zoning classification(s) of the site? R-4 Suburban Residential With Central Sewer
- What is the maximum potential development of the site if developed as permitted by the present zoning?
20 lots
- What is the proposed zoning of the site? No change proposed
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
- Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
- What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Suburban Residential
- Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
- If the proposed action is the subdivision of land, how many lots are proposed? 10
a. What is the minimum lot size proposed? 22,000 s.f.
- Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
- Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Gerald Zimmerman Date 4/24/95
Signature  Title Project Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?
☐ NO ☒ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES
- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

Examples that would apply to column 2

- Proposed Action would change flood water flows.

7

- | 1
Small to
Moderate
Impact | 2
Potential
Large
Impact | 3
Can Impact Be
Mitigated By
Project Change | |
|-------------------------------------|-----------------------------------|--|-----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|
 | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|
 | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems? ☒ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☒ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
☒ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION
APPLICANT: QUALITY CUSTOM HOMES, INC.

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/10/96	PLANS STAMPED	APPROVED
01/10/96	P.B. APPEARANCE	LA:ND APPR. CONDI
	. REDUCED LOTS FROM TEN TO FOUR LOTS W/WELL & SEPTIC	
	. MUST ADDRESS MARK'S COMMENTS #3 & #6 OF 1-10-96	
	. SUBMIT BOND ESTIMATE FOR PRIVATE ROAD	
01/03/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
12/06/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
11/01/95	WORK SESSION APPEARANCE	RET TO WORKSHOP
06/14/95	P.B. APPEARANCE-PUBLIC HEARING	SITE TOUR - RETURN
	. NOTIFIED D. MANINA & J. ZIMMERMAN: 6-21-95 FOR SITE VISIT	
04/12/95	P.B. APPEARANCE	LA COORD. LET.-P.H.
	. SCHEDULE PUBLIC HEARING WHEN READY	
	. NEED LONG FORM E.A.F.	
04/05/95	WORK SESSION APPEARANCE	REVISE PLANS
11/09/94	P.B. APPEARANCE	ADDRESS ENG. COMMENT
	. ADDRESS ENG. COMMENTS AND REVIEW OF HIGHWAY SUPERINTENDENT	
10/05/94	WORK SESSION APPEARANCE	SUBMIT APPLICATION

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION
APPLICANT: QUALITY CUSTOM HOMES, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	01/04/96	MUNICIPAL HIGHWAY	01/06/96	APPROVED
REV2	01/04/96	MUNICIPAL WATER	01/05/96	APPROVED
REV2	01/04/96	MUNICIPAL SEWER	/ /	
REV2	01/04/96	MUNICIPAL FIRE	01/04/96	APPROVED
REV1	04/07/95	MUNICIPAL HIGHWAY	04/18/95	APPROVED
REV1	04/07/95	MUNICIPAL WATER	04/10/95	APPROVED
REV1	04/07/95	MUNICIPAL SEWER	01/04/96	SUPERSEDED BY REV2
REV1	04/07/95	MUNICIPAL FIRE	04/10/95	APPROVED
REV1	04/07/95		01/04/96	SUPERSEDED BY REV2
REV1	04/07/95		01/04/96	SUPERSEDED BY REV2
ORIG	10/28/94	MUNICIPAL HIGHWAY	11/14/94	APPROVED
		. SKIP MET WITH OWNER ON SITE AND APPROVED		-SEE LETTER IN FILE
ORIG	10/28/94	MUNICIPAL WATER	11/07/94	NO TOWN WATER
ORIG	10/28/94	MUNICIPAL SEWER	11/04/94	APPROVED
ORIG	10/28/94	MUNICIPAL FIRE	11/02/94	COMPLY WITH 911
		. WITHHOLDING APPROVAL UNTIL 911 GUIDELINES ARE MET		
ORIG	10/28/94		04/07/95	SUPERSEDED BY REV1
ORIG	10/28/94		04/07/95	SUPERSEDED BY REV1



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

3 April 1996

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: QUALITY HOMES SUBDIVISION
NEW WINDSOR PLANNING BOARD NO. 94-29

Please be advised that I have reviewed the final plan submitted for the subject project, with your date identification of 3-15-96. It is my opinion that this plan is acceptable and it complies with the Conditions of Approval from the 10 January 1996 meeting.

With regard to the Improvement Cost Estimate prepared by Zimmerman Engineering dated 16 January 1996. Please be advised that I take no exception to the estimate, which provides a total bond amount of \$39,882.00.

Our printout for the final engineering review fees for the project is attached hereto.

Please contact me if you have any further questions.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:4-3-4E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION
APPLICANT: QUALITY CUSTOM HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	--AMT-PAID	--BAL-DUE
10/28/94	4 LOTS @ 150.00 EA	PAID		600.00	
10/28/94	11 LOTS @ 75.00 EA	PAID		825.00	
11/09/94	P.B. ATTY. FEE	CHG	35.00		
11/09/94	P.B. MINUTES	CHG	13.50		
01/10/95	P.B. MINUTES	CHG	31.50		
04/12/95	P.B. ATTY. FEE	CHG	35.00		
04/12/95	P.B. MINUTES	CHG	36.00		
06/14/95	P.B. ATTY. FEE	CHG	35.00		
06/14/95	P.B. MINUTES	CHG	162.00		
01/10/96	P.B. ATTY. FEE	CHG	35.00		
04/03/96	P.B. ENGINEER FEE	CHG	643.50		
04/08/96	RET. TO APPLICANT	CHG	398.50		
TOTAL:			1425.00	1425.00	0.00

Please issue a check in
the amount of \$398.50 to:

Quality Custom Home Contractors, Inc.
P.O. Box 10
Washingtonville, N.Y. 10992

P.B. #94-29 Inspection Fee

4343

QUALITY CUSTOM HOME CONTRACTORS, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992

50-1241/219

PAY
TO THE
ORDER OF

Town of New Windsor

4/4 1996
\$ 797⁶⁴/₁₀₀

Seven hundred ninety seven ⁶⁴/₁₀₀

DOLLARS



**Ellenville
National Bank**

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR

⑈004343⑈ ⑆021912410⑆ 04 106⑈137⑈

P.B. #94-29 Recreation Fees

4342

QUALITY CUSTOM HOME CONTRACTORS, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992

50-1241/219

PAY
TO THE
ORDER OF

Town of New Windsor

4/4 1996
\$ 1500⁰⁰/₁₀₀

One thousand five hundred ⁰⁰/₁₀₀

DOLLARS



**Ellenville
National Bank**

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR

⑈004342⑈ ⑆021912410⑆ 04 106⑈137⑈

P.B. #94-29 Approval Fees

4341

QUALITY CUSTOM HOME CONTRACTORS, INC.

P.O. BOX 10
WASHINGTONVILLE, NY 10992

50-1241/219

PAY
TO THE
ORDER OF

Town of New Windsor

4/4 1996
\$ 270⁰⁰/₁₀₀

Two hundred seventy ⁰⁰/₁₀₀

DOLLARS



**Ellenville
National Bank**

BLOOMING GROVE OFFICE
ROUTE 208, MONROE, N.Y. 10950

FOR

⑈004341⑈ ⑆021912410⑆ 04 106⑈137⑈

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION

APPLICANT: QUALITY CUSTOM HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/03/96	APPROVAL FEES	CHG	270.00		
04/08/96	REC CK. #4341	PAID		270.00	
		TOTAL:	270.00	270.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION
APPLICANT: QUALITY CUSTOM HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/03/96	2% OF \$39882.00 PRIV. IMPRO	CHG	797.64		
04/08/96	REC. CK. #4343	PAID		797.64	
		TOTAL:	797.64	797.64	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/10/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 94-29

NAME: QUALITY CUSTOM HOMES, INC. - SUBDIVISION

APPLICANT: QUALITY CUSTOM HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/03/96	3 LOTS @500.00 EA	CHG	1500.00		
04/08/96	REC. CK. #4342	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.00

SUBDIVISION FEES - TOWN OF NEW WINDSOR

4/3/96
Called Amy of Zimmerman
on 4/4/96 and told
her the below fees. @

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 PL

ESCROW:

RESIDENTIAL:

LOTS @ 150.00 (FIRST 4 LOTS).....\$
LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

LOTS @ 400.00 (FIRST 4 LOTS).....\$
LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00
PRELIMINARY PLAT APPROVAL\$ 100.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 1500.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 643.50
PLANNING BOARD ATTORNEY FEES.....\$ 140.00
MINUTES OF MEETINGS.....\$ 243.00
OTHER.....\$

PERFORMANCE BOND AMOUNT.....\$

4% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$39,882.00

2% OF APPROVED COST ESTIMATE:.....\$ 797.64
(INSPECTION FEE)

Less Escrow 1425.00
Due applic. 398.50

AS OF: 04/03/96

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94- 29

FOR WORK DONE PRIOR TO: 04/03/96

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----			
									EXP.	BILLED	BALANCE	
94-29	90695	11/30/95			BILL 95-757 12/14/95 PD						-42.50	
											-503.56	
94-29	90494	12/06/95	TIME	MJE	WS QUAL HOMES	70.00	0.40	28.00				
94-29	92550	01/03/96	TIME	MJE	WS QUAL HOMES	70.00	0.40	28.00				
94-29	91634	01/10/96	TIME	MJE	MM QUAL HOMES COND FINL	70.00	0.10	7.00				
94-29	91890	01/10/96	TIME	MCK	CL QUALITY/RVM COMMENTS	25.00	0.50	12.50				
94-29	91969	01/10/96	TIME	MJE	MC QUAL HOMES	70.00	0.40	28.00				
								596.00				
94-29	93569	01/31/96			BILL 96-165 2/12/96						-91.00	
											-594.56	
94-29	97577	04/03/96	TIME	MJE	MC REVIEW FINAL PLAN	70.00	0.50	35.00				
94-29	97578	04/03/96	TIME	MCK	CL MEMO RE FINAL REVIEW	25.00	0.50	12.50				
					TASK TOTAL			643.50	11.06		-594.56	60.00
					GRAND TOTAL			643.50	11.06		-594.56	60.00

AS OF: 04/03/96

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 94- 29

FOR WORK DONE PRIOR TO: 04/03/96

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
										EXP.	BILLED	BALANCE
94-29	68918	10/05/94	TIME	MJE	WS	QUALITY HOMES	70.00	0.40	28.00			
94-29	69417	10/28/94	TIME	MJE	MC	CHESNUT II	70.00	0.30	21.00			
94-29	69779	11/08/94	TIME	MJE	MC	QUAL HOMES II	70.00	0.70	49.00			
94-29	69780	11/09/94	TIME	MJE	MC	QUAL HOMES II	70.00	0.10	7.00			
94-29	69905	11/09/94	TIME	MCK	CL	Q/RVM COMMENTS	25.00	0.50	12.50			
									117.50			
94-29	70748	11/30/94				BILL 94-655 12/13/94 PD					-117.50	
											-117.50	
94-29	74715	02/23/95	TIME	MJE	MC	TIDALDI CHESTNUT	70.00	0.30	21.00			
94-29	77138	04/05/95	TIME	MJE	WS	QUALITY HOMES	70.00	0.40	28.00			
94-29	77427	04/11/95	TIME	MJE	MC	QUAL HOMES SUB	70.00	0.50	35.00			
94-29	77265	04/12/95	TIME	MCK	CL	Q/RVM COMMENTS	25.00	0.50	12.50			
94-29	77429	04/12/95	TIME	MJE	MC	QUAL HOMES SUB	70.00	0.10	7.00			
									221.00			
94-29	79184	04/30/95				BILL 95-320 5/15/95 PD					-82.50	
											-200.00	
94-29	79129	05/24/95	TIME	MCK	CL	Q/LEAD AGENCY LTRS	25.00	1.00	25.00			
94-29	79135	05/25/95	TIME	MCK	CL	Q/LEAD AGENCY LTR	25.00	1.50	37.50			
									283.50			
94-29	79110	05/25/95				EXP. POSTAGE				11.06		
										11.06		
94-29	80535	06/13/95	TIME	MJE	MC	QUAL HOMES-CHESNUTII	70.00	0.50	35.00			
94-29	80309	06/14/95	TIME	MCK	CL	Q/RVM COMMENTS	25.00	0.50	12.50			
94-29	81021	06/21/95	TIME	MJE	FI	Q/FIELD INVEST	70.00	1.70	119.00			
									450.00			
94-29	81150	06/30/95				BILL 95-446 7/11/95 PD					-240.06	
94-29	88369	10/31/95				BILL 95-687 11/15/95 PD					-21.00	
											-461.06	
94-29	89723	11/01/95	TIME	MJE	WS	QUALITY HOMES	70.00	0.50	35.00			
94-29	88755	11/07/95	TIME	MCK	CL	MEMO-QUALITY HOMES	25.00	0.30	7.50			
									492.50			

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

Our Job No. 94-06

January 16, 1996

QUALITY CUSTOM HOMES, INC. SUBDIVISION
TOWN OF NEW WINDSOR

BOND ESTIMATE

<u>Description</u>	<u>Estimate Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Estimate Cost</u>
A. <u>Private Road</u>				
1. Rough Grading	2,000	Cu.Yds.	\$5. cu/yrd.	\$ 10,000.
2. 24' Wide Pavement including 3' Shoulders	555	L.F.	\$25./L.F.	13,875.
3. Cul-De-Sac Pavement - 50' Radius	7,854	S.F.	Lot	8,181.
4. Side Swales - 3' Wide	1,424	L.F.	\$1./L.F.	1,424.
5. Road Signs Installed	2	Each	\$250.	500.
		Subtotal.....		\$ 33,980.
B. <u>Drainage</u>				
1. Catch Basins	2	Each	\$1,500./ea.	\$ 3,000.
2. 15" CMP (Drainage Piping)	144	L.F.	8./L.F.	1,152.
3. Rip Rap 15" Outlet	1	Lot	\$ 500./L.S.	500.
4. Easement Swale	220	L.F.	\$ 250./L.S.	250.
5. Siltation Fence (Roadway)	1,000	L.F.	\$1,000./L.S.	1,000.
		Subtotal.....		\$ 5,902.
Total Bond Estimate For Private Road.....\$39,882.00				

RESULTS OF P.B. MEETING

DATE: January 10, 1996

PROJECT NAME: Quality Homes PROJECT NUMBER 94-29

LEAD AGENCY:

* NEGATIVE DEC:

M) 0 S) 5 VOTE: A 3 N 0

* M) 0 S) 5 VOTE: A 3 N 0

CARRIED: YES ☒ NO ☐

* CARRIED: YES: ☒ NO ☐

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) 0 S) 5 VOTE: A 3 N 0 APPR. CONDITIONALLY: ☒

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Reduced from ten lots to four lots w/septic + Wells

#3 } Mark's Comments

#6 }

Bond estimate for private Rd.

REGULAR ITEMS:

QUALITY HOMES SUBDIVISION (94-29) CHESTNUT AVENUE

Mr. Gerald Zimmerman and Mr. Lou Tedaldi appeared before the board for this proposal.

MR. ZIMMERMAN: This project is on Chestnut Avenue and in June of '95 that just passed we had a public hearing for a ten lot subdivision on the property. We're proposing to build a town road which would be slightly longer in length than what we're showing here and that roadway was to serve ten lots which would then be served, plan to be served by public sewers.

MR. PETRO: Let me stop you before you go any further. You said this is going to be slightly longer, why isn't it shown in the right length?

MR. ZIMMERMAN: The original plan that we came in with, that is a modification of the original plan that we came in with.

MR. PETRO: What we're looking at is what you're proposing?

MR. ZIMMERMAN: That is what you're looking at is what we're looking to propose now but based on the fact that the sewer moratorium is apparently going to be in effect for an indefinite period as we understand it, we went back and decided to redo the subdivision and what we're showing you tonight is a 4 lot subdivision down from the original ten lots that we're proposed to be served by the roadway as shown which would end in a cul-de-sac and the 4 lots that are proposed to be served by septic systems.

MR. PETRO: Four lot subdivision, are there any going to be any further subdivision of any of these lots further down the road?

MR. TEDALDI: We had an option, we were looking at the option of making the provisions for a town road later on and resubdividing it but just what I read in the paper what I was told that the sewer moratorium is

going to be in effect for a while now, that is not the number one priority of the town. So if we can't get service might be two, three, four, five years down the road, we chose to put your town specs for a private road in and just take 4 lots with septics now and that is all we want to do.

MR. PETRO: And wells, correct?

MR. TEDALDI: Wells and septics, correct.

MR. PETRO: Have you had any tests done on the water there, any hydro, what's the right word for that, hydro test?

MR. EDSALL: What are you attempting to find out as far as availability?

MR. PETRO: I know there's problems with other wells.

MR. EDSALL: You haven't done any test wells on the site yet I'm sure?

MR. TEDALDI: Have we done any, no, for what reason? That is why we're down to 4 lots.

MR. PETRO: When we had the public hearing how many lots were you proposing at that time?

MR. ZIMMERMAN: Ten.

MR. TEDALDI: Ten.

MR. DUBALDI: Have you seen Mark's comments?

MR. ZIMMERMAN: No.

MR. DUBALDI: Take a peak at them.

MR. TEDALDI: By the way, that road that is in there now with the cul-de-sac is the identical road that we had before, other than we came off to the side with like a, to pick up ten lots, but this road here is the same, this section here is the same.

MR. PETRO: Just clarify one more time for me we're looking at this now as a 4 lot subdivision with a private road, installing the 4 single family homes with septic system and wells?

MR. TEDALDI: Correct.

MR. PETRO: You're not asking for anything else at this time?

MR. ZIMMERMAN: Right.

MR. TEDALDI: And there's, no, we really don't have any future plans to resubdivide anything, probably will be in the deed.

MR. PETRO: We had a lead agency coordination letter sent out on 24th of May, 1995, we haven't heard anything back from any other agencies so we can take lead agency.

MR. DUBALDI: So moved.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Quality Custom Homes Inc. subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Mark, can you just touch on comment number 4 I'm reading it?

MR. EDSALL: Basically, they've submitted the information relative to the supporting soils tests for the design of the septic. We have not observed those but Jerry's certifying to them and they are on the plans, the information, the only restriction involved

is the fact that the systems by design limit houses to three bedrooms.

MR. PETRO: Now that you have downsized from ten to four lots, any of the federal wetlands being impacted?

MR. ZIMMERMAN: Actually according to the mapping, the federal wetlands map, there's no federal wetlands shown on those maps. The only area that we did see it when we were out there at the site inspection, if you recall, there's this culvert that goes underneath the railroad, this area may be seasonally ponded. What we're proposing this area for a detention pond but it's not shown as a wetlands. And what we're proposing we're not proposing any construction in this area on this plan, all the construction is above the stone walls shown in this area.

MR. PETRO: I remember someone at the public hearing also lived close to where, the tracks on the other side, he had a lot of problems but I think being we have gone from ten to four lots, seems that you are quite a distance from that area at this point that the impact should be minimal. Have we heard anything from the highway at all? Highway approval on 1/6/96. Mark, are we going to need 911 on these four lots?

MR. EDSALL: I believe Bob had indicated at the workshop that that had been taken care of, yes, at the workshop on January 3, Bob Rogers indicated that was already resolved.

MR. PETRO: Well, we have had a public hearing and we have not made a determination under the SEQRA process. Mark, do you see any reason that we cannot go forward with that?

MR. EDSALL: No, I think the substantial decrease in the density for the development would mitigate a lot of the concerns that the neighbors put forth. They generally were relative to wells and potential drainage problems and again, it's very difficult to assess the impact of one well on another but that is a condition that applies every time any lot is developed. The mere fact that we dropped to four lots will decrease I think

the potential for problems so I believe you can move forward.

MR. DUBALDI: I agree with Mark. Make a motion we declare negative dec.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Quality Homes subdivision. Is there any further discussion? I have one question before a roll call. There was a bunch of debris and trees that were knocked down, they I guess were pushed up on somebody else's property or on your property or overlapping or close, could that possibly cause any problems with the environment by these logs and trees and stumps there?

MR. TEDALDI: One person that was complaining that was removed last year.

MR. PETRO: They are gone?

MR. TEDALDI: Yup, we had a site inspection out there, I don't know how can you forget it, right?

MR. DUBALDI: Yeah, we were there.

MR. PETRO: But the debris I'm talking about has been removed?

MR. TEDALDI: No debris, just some stumps.

MR. DUBALDI: I think the people should be happy that it is now going from ten to four lots.

MR. PETRO: Motion has been made and seconded to declare negative dec. No future discussion, roll call.

ROLL CALL

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: I'm going to ask this question of Andy Krieger, planning board attorney, we had this map put up for a public hearing when it was shown with ten lots I believe now this plan has four lots, I think the board certainly would agree the engineer agrees that it is a better plan, less impact on the land, do you think it would be necessary to have another public hearing?

MR. KRIEGER: No.

MR. PETRO: Being that this is a different map?

MR. KRIEGER: No, for the reasons stated by the chairman.

MR. DUBALDI: That is the shortest answer I think you have ever given.

MR. PETRO: Mark, do you see anything left undone that we should go over?

MR. EDSALL: I would suggest that comment 3 they add the silt fence, I'm requesting and we need the bond estimate referenced under item 6. Other than that, I don't see why you couldn't consider it for approval.

MR. DUBALDI: Make a motion that we grant final approval to Quality Custom Homes subdivision, as long as they meet the qualifications of Mark's items number 3 and number 6.

MR. STENT: Second that motion.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to quality Custom Homes, Inc. subdivision on Chestnut Avenue, Beaver Dam Lake, subject to the silt fence being proposed on the slope where grade is proposed on the private road and the bond estimate be supplied in accordance with paragraph 9C9 of the town street specifications. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

January 10, 1996

11

MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 10 JANUARY 1996
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF A
13.4 +/- ACRE PARCEL INTO FOUR (4) SINGLE-FAMILY
RESIDENTIAL LOTS. THE PLAN PREVIOUSLY SUBMITTED
WAS FOR A TEN (10) LOT SUBDIVISION WITH A PUBLIC
ROAD; THE PLAN NOW HAS BEEN REDUCED IN LOT
COUNT AND PROPOSES A PRIVATE ROAD.

1. As the Board may recall, there were numerous persons in attendance for the Public Hearing held on 14 June 1995. Most of the comments involved potential drainage problems and the potential effects on adjoining wells should the major subdivision be constructed. The Board should discuss the fact that the latest plan submitted significantly reduces the density of the development, and relatedly discuss the possibility that this significant reduction may proportionally lessen the potential for problems occurring as noted by the adjoining residence.

In conjunction with this review of the decreased development and the potential impacts, the Board should proceed with the SEQRA review of the project. It may be advisable that the Board requests a revised Full EAF from the Applicant, indicating the decreased development proposed.

2. Also related to the environmental review, the Applicant was previously requested to comment on the existence of Federal Wetlands on the property. The latest development scheme may eliminate development in any areas which are potentially Federal Wetlands; however, before taking SEQRA action, I would suggest that this issue be resolved.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 10 JANUARY 1996

3. The Applicant has added siltation fence along the lower end of the property in the areas where grading is proposed. Silt fence should also be proposed along the toe of slope where grading is proposed along the private road cut through the thin access strip.
4. With regards to the sanitary disposal systems shown for each of the four (4) lots, the design sizing appears to comply with the minimum requirements of Appendix 75A of the Public Health Law. The Board should note that no representatives of our office observed the deep tests or percolation tests for each of these lots.


The Planning Board and the Building Inspector should take note that the sizes of all four (4) of the residences are limited to three (3) bedroom.

5. The Planning Board issued a Lead Agency Coordination Letter on 24 May 1995. I believe they have affirmed their position as the Lead Agency (if not, you should do so).

The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

6. The Planning Board should require that a **bond** estimate be submitted for this **Private Road Improvements** in accordance with Paragraph 9(C)(9) of the Town Street Specifications.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:QUALITY.mk

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GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE January 18, 1996
 March 8, 1996 (delivered to Planning Board)

TO Town of New Windsor
 Planning Board
 555 Union Avenue
 New Windsor, NY 12553

JOB NUMBER 94-06

RE Subdivision for Quality Custom Homes, Inc. (Chestnut Avenue)
 (Four Lot Subdivision)

**WE ARE FORWARDING
YOU THE FOLLOWING**

8 paper prints (sheets 1 & 3 of 3 dated 12/12/95
 sheet 2 of 3 last revised 1/16/96).

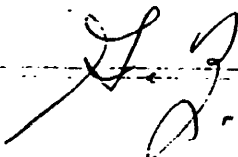
1 set of mylars

2 copies of Bond Estimate

REMARKS For Planning Board Chairmans signature.

COPY TO Quality Custom Homes, Inc.

SIGNED



PUBLIC HEARINGS:

QUALITY HOMES SUBDIVISION (94-29) CHESTNUT AVENUE

Gerald Simmerman of Zimmerman Engineering and Lou Tedaldi, property owner, appeared before the board for this proposal.

MR. PETRO: What we're going to do is the Town of New Windsor Planning Board will review it and we'll go over a few items. At the time that the Planning Board opens up the public hearing, I'm sure there's some people here for this application, I'll call upon you, you can come forward, give your name and address for the stenographer and we'll continue at that point. But right now, this the board is going to review it and I'll open it up in a few minutes. Want to bring us up to date where we are for the board's edification? We have fire approval on 4/10/95 and highway approval on 4/18/95. Proceed.

MR. ZIMMERMAN: Well, just as an overview, this project is a, we're proposing ten lot subdivision on 13 acres of property, access to the site would be from Chestnut Avenue through a 50 foot strip of land which is part of this property. Each of the lots going to be served by individual wells and by public sewers. Basically, at the last Planning Board meeting, when we provided the information that I had just given to the board, the engineer or Town Engineer Planning Board engineer had asked that we also provide an environmental part 1 of the environmental assessment form and I have submitted those copies to the board and also to the engineer. So pretty much, you know, that is the proposal that we have before the board.

MR. PETRO: This application was reviewed at the November 9, 1994 meeting and the April 12, 1995 meeting so this is the third time you're here.

MR. ZIMMERMAN: Yes, yeah, I think also when you, you know, the board is aware of, when we originally presented this subdivision, we had originally laid it out for 15 lots, one of the cul-de-sacs we were extending closer to the property line and originally

proposed 15 lots, basically. After going through the plans and reviewing the site more closely, the drainage in the area that goes through the site, we made a decision on our own to reduce the project to ten lots and also reduce the roadway as well.

MR. PETRO: Are there wetlands anywhere in the vicinity of the property?

MR. ZIMMERMAN: There are no mapped wetlands, no mapped wetlands.

MR. VAN LEEUWEN: What kind of wetlands, little damp areas, is that what you're saying?

MR. ZIMMERMAN: In other words, on the maps, the federal maps that exist, they don't show, so there are no wetlands on the property. There's drainage that goes through the property from off-site that comes in from one of the town roads, runs through the property and then goes underneath the railroad tracks. That is the drainage that goes through the site.

MR. TEDALDI: Again, I think Sycamore Road--

MR. VAN LEEUWEN: Drive.

MR. TEDALDI: --Drive, there's like a seasonal drainage that comes through here and through the railroad, all the railroad property is like they dammed it up years ago and that is, it's not standing water, but it is marshy. That is another reason why we chose to shorten the cul-de-sac and take out five lots cause we didn't want to fool with the stuff over here. Everything we have over here is on the high side, that is correct, yeah, we left all the other stuff just natural.

MR. PETRO: Mark, the cul-de-sacs, have you reviewed the radiuses and everything is proper, I don't see any notes on it.

MR. EDSALL: They've brought it into compliance with the town requirements and my understanding is the highway superintendent has approved it.

MR. LANDER: Mr. Zimmerman, all the storm water off of this proposed subdivision is going to go underneath Conrail tracks, is that what I see?

MR. ZIMMERMAN: Yes.

MR. PETRO: You have had a problem with the contour lines, I see it on page number 2, looks like it's pretty defined.

MR. EDSALL: I saw the map, it's just a matter of, I believe we get the plans that are going to be the final preliminary plans that go on to the agencies, a cleaner copy may help in reviewing it and what I am concerned about is I'm making sure that all the grading is acceptable. We have some areas where there's quite a bit of fill being placed but again, once the board comes to a conclusion as far as the preliminary layout, any concerns I have regarding the manner in which the plans were prepared for any specific areas of grading concern, I'll go over with Gerry.

MR. PETRO: For the board's edification and for the people, this application will be required for submittal to the Orange County Department of Health so it's another agency that will review this. Gentlemen, do you have any other questions at this time or should we have a public hearing at this time and get some input from the people and come back to the meeting?

MR. VAN LEEUWEN: We can always go back to some of the other things. Let's open the public hearing and get that part done.

MR. PETRO: On May 17, 1995, 24 addressed envelopes went out containing the attached notice of public hearing and it's sworn before me this 17 day of May, 1995, Cheryl A. Canfield, notary public. At this time, I'd like to open it up to the public. Please raise your hand, if you have a question on this application, I'll recognize you, come forward and state your name and address for the stenographer.

MR. DOMENICK MANNINA: Domenick Mannina, 92 Chestnut Avenue, my property is in front of these cul-de-sacs

that the man plans on building. On December 29, I sent you a certified letter, Mr. Petro, this is a copy of the letter.

MR. PETRO: We have it on file.

MR. MANNINA: What it does, it explains to you since the man built, Quality Homes built, I shouldn't say the man built five homes across the road from me. At that time, when he stated building the homes, all of a sudden my well went dry, never had a problem before, cost me \$4,000 to go down another 250 feet. I have a 500 foot well. My well was only pumping 2 gallons per minute. I'm 500 feet deep. Then he plans on putting in ten houses, ten houses with ten wells, I want to know what my recourse is going to be, number one, for the wells, okay, that is one thing that I want talked about. The other thing on the plans it states that as far as his fill goes, that he can't bury anything that is decomposable. All right, from the houses that he built across the road, he dumped everything in the woods behind our house. Matter of fact, he had dumped stuff on my property which he said he'd take off within two weeks, took a year to get the stuff off my property.

MR. PETRO: Is that the same applicant, Quality Homes across the street?

MR. MANNINA: Yes, same people dumped, the stuff was dumped on my property that could be an accident, I was told it would be taken off in two weeks, it took a year to get it off, in the process of taking it off. I have gullies in the back of my property, it's wood, but it's, I have gullies from the wheels of the vehicles. I have trees taken down, little trees but they were trees and I like the woods. That is one item. But he's dumping everything back there and I can't see if he can't bury it, why is everything being dumped in the back there? I have pictures of all the stumps, pictures of cement that is dumped back there, big blocks of cement, this is just pictures of the gully where there would have to be, I would say there would have to be retaining walls, this is stuff here that was dumped back there.

MR. VAN LEEUWEN: Is that on his property?

MR. MANNINA: What, the stuff that is dumped? Yes, but according to the plans, he's not allowed to bury any stuff that is decomposable, it's all stumps and cement.

MR. VAN LEEUWEN: We'll handle that between the building inspector and the board.

MR. MANNINA: I'm just bringing it up because I just want to get it all out.

MR. STENT: Is that your property?

MR. MANNINA: No, this is just off my property.

MR. PETRO: It's on the applicant's property.

MR. MANNINA: Yes, it's stuff that he said he can't bury because it is decomposable, okay. The other thing I am concerned about is the sewage, I didn't see the plans that they are going to be putting these pumps in for each home, which is going to pump to a main sewer line. At the present time, we lose our electric in that area, I would say close to four times a month regularly, wind storm, don't even have to rain, we lose electric. I want to know what happens to these pumps? Again, we have wells, these things back up and go into the ground, you know, this is stuff, you know, our water--I have children. I am concerned over that.

MR. PETRO: Okay. You have three items I want to address and the board also jump in at any time. Number one, the wells, we run up against this a number of times at the Planning Board. Unfortunately, the Planning Board cannot control the water that is in the ground. We cannot tell a person, I understand what you're talking about, if he owns property next to you--let's say that your grandfather gave you a lot next to your house and you wanted to give it to your child and someone says you can't do that because you can't drill a well there, it might affect mine. Sometimes you can go ten feet away and be in a different water vein. The Planning Board has no right

at all to tell, no jurisdiction to tell anyone that they cannot drill wells on their property.

MR. MANNINA: I understand but I am not the only person who has had the problem. That is why everybody's here, more or less.

MR. PETRO: I understand but again, let's say that it's your lot, what would you have any agency, not just the Planning Board, tell you that you cannot drill a well. You have no the--same as you did for your house, when somebody drilled it for your house. That is not the answer that you want, unfortunately. Is there anybody else that wants to add anything to that?

MR. VAN LEEUWEN: We cannot control anything underground. The law specifically states that.

MR. MANNINA: What are we supposed to do, foreclosures on our homes? Without wells, I can't even sell my house.

MR. PETRO: We don't know that it is going to affect it.

MR. MANNINA: It's already affected it. I'm down 500 feet and I'm only pumping 2 gallons per minute and I didn't have that problem until five houses went in across the road. I had to put a larger pump in.

MR. VAN LEEUWEN: There's one way out of that, get your neighbors together, get a petition to the Town of New Windsor for water. That is the best way out of it.

MR. MANNINA: Let me explain something to you. The people I know who take the town water by Bever Dam Lake, I have a filtration system, I have softeners and filters, my friend also has the filter who is getting the Town of New Windsor water or Beaver Dam water, whatever you want to call it, he puts a filter in, that filter is black within an hour and a half, black, he's fighting it right now. So, I really do not want to drink water coming from Beaver Dam Lake, not especially with all the chemicals that go in there.

MR. VAN LEEUWEN: There's no wells being drawn from Beaver Dam Lake.

MR. MANNINA: Community well, whatever. This is our concern, this is everybody's concern that we're going to lose this water, now our houses are up high, he's down low, all those houses are a lot lower than your property. It's got to affect our wells. And I think something should have to be done by the town, we're all paying taxes, we're not builders, we're not paying that type of a tax but we're all paying taxes, something should have to be done.

MR. PETRO: Absolutely and something being what?

MR. MANNINA: I don't know, something put in there, some type of policy that some type of a policy that this, if we lose our wells, something's going to help us pay for it.

MR. PETRO: From the audience we need one person at a time just for the minutes.

MR. MANNINA: I went for \$4,000 on my own last year, I didn't ask for help from anybody but now with this here, I'm going to end up having to do it again. There should be something done.

MR. PETRO: The only way to go is petition the town, the town supervisor, town board, to try to get a water line. We cannot have anything to do on the application about the wells, if he drills the wells and goes to the health department and it's approved for wells.

MR. MANNINA: How about retaining walls, if he is going to get the approval, how about retaining walls on the road?

MR. PETRO: That is a different issue now I don't know what you're talking about.

MR. MANNINA: I'm asking, I really don't know but the ground is going to wash away if the road stays at the level it's at today.

MR. PETRO: There's a, this is a different issue.

MR. MANNINA: You're not going to do nothing for the wells, it's already been said.

MR. PETRO: Also for the audience, this is for preliminary only. This is a preliminary approval that they are seeking. There's a long road of approvals and it's far away and we're going to go and do a site inspection, site visits, it's a long road, long process.

MR. MANNINA: Can we be notified?

MR. PETRO: You can check any time with the secretary to find out when it's on the agenda and/or when we have and if you have an organization or someone if you want someone to be notified, we can have you notified when we set up the site visit and you're more than welcome to come along, matter of fact, we suggest it. Let me finish up with this fellow, he had two other points that he brought up, okay. Want me to finish with him first? Okay. Trees and stumps, they are being dumped on their own property, we always, and especially I know Mr. Van Leeuwen has that pet thing with that, he wants them cleaned up all the time. When we do our site visit, we'll take a look at that. You're saying there's still some there from the first subdivision, is that correct?

MR. MANNINA: First subdivision across the road.

MR. VAN LEEUWEN: He has that right to dump there, it's his property, he has a right to dump.

MR. MANNINA: I'm not saying he doesn't have a right, he does have that right.

MR. VAN LEEUWEN: The only statement I made is simply that the man owns the property, he pays taxes, if he's got a bunch of stumps he wants to get rid of, he's allowed to.

MR. MANNINA: What I am trying to say is this all I want to say is this according to the plans, he's not

allowed to bury the stuff. Correct?

MR. PETRO: Correct.

MR. MANNINA: Why is everything being dumped in this one area which I mean it's foolish to move it twice.

MR. VAN LEEUWEN: That is up to Mr. Tedaldi to take care of that, that is not our business.

MR. MANNINA: If we have pictures and we see them burying the stuff, we can come to the town hall?

MR. PETRO: Well, he cannot bury it there so--

MR. MANNINA: Every day something else is being dumped and I know you're not allowed to dump building material, such as cement.

MR. PETRO: Your last point was the sewage.

MR. MANNINA: Yes.

MR. PETRO: Can you shed some light? He asked if the electric goes out, are there going to be holding tanks generating system, what's the back-up system for the sewage disposal?

MR. ZIMMERMAN: As far as the plan indicates, there will be individual pumps in each house and part of that system is a tank that has approximately a two hour storage, so if in the event there's an outage, there's some provision for additional storage.

MR. PETRO: That would be a maximum, Mark, you want to add something?

MR. EDSAL: I think when we work with Gerry, we normally ask for more than two hour storage, that is just a detail for the pump.

MR. PETRO: So the storage would be increased?

MR. EDSALL: I'm sure when we're done, it's going to be more than two hours.

MR. PETRO: Can you shed any light on that for the public and for myself, not to put you on the spot but what about four hour, five hour or three hour?

MR. EDSALL: I know that you look for at least 50% of the average daily flow and I believe the County Health Department is going to ask for that much or more. It's equivalent to 12 hours, half of a day.

MR. ZIMMERMAN: We have used this type of system that Mr. Edsall's indicated through the County Health Department, I just don't remember the exact figures but there's a provision for storage that they ask for and I can get you that information, I just don't, I said two hours.

MR. EDSALL: One of the other things the systems as Gerry and I have talked, includes a high level alarm so that obviously, there would be some indication to the homeowner that in fact during this power failure, if it just happens to become full, there'd be some type of indication.

MR. VAN LEEUWEN: Just got to hold it, that is all.

MR. ZIMMERMAN: The other thing to--

MR. VAN LEEUWEN: I'm saying the holding part, okay, all right.

MR. PETRO: I think we have gone over that. I want to go over what you mentioned, we talked about the wells, to petition the town for the water line. We have no way to do anything with the wells. The trees and stumps, when we do a site visit or later on, they'll not be buried there and the sewage we just went over. Who's next?

MR. JOSEPH LACARDO (PHONETIC): Joseph Lacardo, I live across the street where Mr. Tedaldi just put the subdivision of five homes. Six years I spoke very highly of the man till he put the subdivision in, all right. I have, as far as the sewer hookup with the ejector pumps, I've already put one in three times it's

been replaced, I have been in my home 8 years. As far as the alarm bell, it does not work, it means nothing. I have had Mr. Tedaldi in for the first year living in the house, had nothing but problems with the ejector pump. The plumber accused a kid of throwing a toy down it. This is happening every three years. Upon the subdivision going in, Lou says yes, when I put the subdivision in, I'll hook you up to gravity feed on the sewer. What did I get out of it? Absolutely nothing, hardship, headaches aggeda (phonetic), puts a road in--okay, it's funny.

MR. PETRO: No, the word you used.

MR. LACARDO: It's hysterical now it's done, it's over with, excuse me, I'm talking. It cost me \$2,000, Lou puts a curb in four foot higher than the driveway, what are you going to do, Lou, I'm going to go like this, I have photographs.

MR. EDSALL: This is a different subdivision.

MR. LACARDO: This is the subdivision across the street. We can take a walk to four out of five homes across the street, you can see stumps and trees pushed off the properties, off the subdivision onto adjoining properties that I believe Mr. Tedaldi does not own. I have a stump for eight years pushed three feet off of my property, I mean, this is, these girls are 49 inches high, they are holding a tape measure there, curb is 49 inches above my driveway blacktopped. Where is my recourse? Me too, I'm another one, you have nothing to did with the water. My well's already go out as soon as the second well was drilled and the first one was being occupied, water ran out, it's a very big concern of all of ours.

MR. PETRO: Which one, the well?

MR. LACARDO: The well, okay, fine. There's nothing the committee here can do about the wells right now for us, all right, whatever other steps we're going to have to try to take, all right, fine there's nothing we can do here.

MR. PETRO: How do you want to relate this problem with the subdivision?

MR. LACARDO: This problem is there's no respect for the adjoining properties, zero respect, stumps are getting pushed into other properties. We can take a walk right now we can, whenever we'd like, any time we can walk and we can see houses that were just built, the last family moved in six months ago, you can still see debris from the trees and stumps pushed all over properties. Is that right to turn around and dump on someone else's property? Is that the correct thing to do?

MR. PETRO: Let me ask the owner, why are the stumps, are there stumps there? Why is everything being pushed on all the properties?

MR. TEDALDI: Whose property are we talking about?

MR. LACARDO: I have, there's some stuff pushed on the side of mine, you and I, we worked that out, that was fine, that was given to me as firewood but we can fit our bodies through it it's so rotten. You have all the houses straight down the cul-de-sac, Jackie and Howard, I don't know their last names, look at all the stumps, Bruce and Linda, they have a couple stumps over there, the house right behind me, you can see all the debris in the woods right off their property, it was pushed, I was just there a half hour before I came here.

MR. TEDALDI: See this fellow and I we have had some terrible arguments so whatever I say I can't talk to him. I'll explain it to you. We have been there probably the last two months these two people adjoining contiguous to him we went back, we took a few of the debris out, we went down the end of the cul-de-sac, took the debris out any stumps we brought across the street and put them in our property across the way. This man here when we did the subdivision on Chestnut said he wanted at wood, if we cut it up and put it on his property but he didn't want it on his property, just on the outskirts so he can cut it.

MR. LACARDO: No, no, no.

MR. TEDALDI: Did I interrupt you once?

MR. LACARDO: No reason to yell at me, you talk.

MR. TEDALDI: So, we put all our wood on the property just outside, cut it up, all of a sudden he found some rotten logs, he called up and threatened my secretary, he called up George Meyers and he called up I think the building inspector, am I correct?

MR. BABCOCK: Yup.

MR. LACARDO: Did I call you?

MR. BABCOCK: We were all out there.

MR. TEDALDI: This man, same individual when he asked for the wood, I not only did we cut it up and stack it just outside his property for firewood, he called up and says I don't want anything that has worm holes in it. I says you wanted it you, got it.

MR. LACARDO: Let's rephrase it.

MR. TEDALDI: Now he talks about debris, I see one homeowner, I don't know this man but the property that we own--

MR. MANNINA: I'm the man you dumped the stumps on the back of my property.

MR. TEDALDI: All the homeowners that are contiguous to our property are every, every single one threw all their junk on our property. So do I get ahold of you and tell them to get off? Over the period of years when people have garbage such as leaves, trees, it's all on our property, I'm not complaining. This man here, I can't talk to him, he talks about when he bought the house from me eight years ago or nine years ago, whatever it was, did I tell you we were going to subdivide the property?

MR. LACARDO: Yes, you did.

MR. TEDALDI: He never questioned that I told him exactly how the road was going to go in and the height of the curbs and everything.

MR. LACARDO: Never.

MR. TEDALDI: You're interrupting again.

MR. LACARDO: Okay, okay, I'll work with you, go ahead.

MR. TEDALDI: So, when we do the subdivision, and we put the road in certain heights we have to maintain, this man again called George Green, he didn't like the height of the roads that were in there, he called Mark Edsall, he called a bunch of people, we got in such a screaming match that George Green walked off the site, would not even talk to him. He wanted me to take his house, raise the foundation four feet that he can get in his driveway. That was his logic to the problem we had.

MR. LACARDO: That was a sarcastic remark cause nobody was getting nowhere.

MR. PETRO: All right.

MR. TEDALDI: This is a personal problem he had. As far as well, we have done building in Beaver Dam like for about 25, 26 years, I have probably done 25, 30 houses in the lake, I don't know of any areas that we built in the lake that people have great wells, never since 1970, what we did across from him, we did everything on Vascello Road, Chivonne Road, Lake Road, any well--

MR. PETRO: I don't want to discuss the wells anymore because that has nothing to do with the Planning Board, I cannot--

MR. LACARDO: Yes, I asked Lou for the firewood, he gave me all the firewood in the world, I was grateful for it, never called the secretary and threatened the secretary. Now, correct me if I am wrong, do you consider stumps something that you can take into your house and burn for heat with your children? Is that

what you consider firewood?

MR. PETRO: We're getting away.

MR. VAN LEEUWEN: We're getting away from the public hearing, this has nothing to do with the public hearing.

MR. LACARDO: Yes, it does because he's taking his materials, the tree stumps and dumping them on adjoining properties, this is part of the public hearing. We'll take the stumps and put them on Brian's property, is that okay?

MR. PETRO: Let's go on to somebody else. We will come back to you again.

MR. LACARDO: We got that picture covered.

MR. BRIAN ARENA: Brian Arena, I live at 84 Chestnut Avenue, Dom was concerned about his well, he lives here this street is going to go right in between our houses, I'm concerned as these people are about the wells and all but this guy Joe, he incurred considerable expense after Lou left, he had to fix up all his land and everything, you know, and he was inconvenienced for a year, now me and Dom Mannina who lives here, this street is sunk down real far, all I'm concerned about, Lou, is once you put this road in here, you got to have some kind of retaining wall to keep our property up, I don't want to be incurring thousands of dollars in expense to maintain my property.

MR. PETRO: Mark, let me refer this to Mark, have you reviewed that at all, the topo?

MR. EDSALL: No, no, that is one of the detailed items.

MR. ARENA: When you stand on the proposed road that is going to through there--

MR. PETRO: Let's see what the engineer has to say.

MR. EDSALL: They show some contours but we have to look at it in detail after the layout is found

acceptable or not acceptable, if they need retaining structures, obviously, if it is within the town right-of-way, the highway superintendent has to accept it as well so we'll need details, we'll need to consult the highway superintendent, the only two options is to accomplish the grading within the right-of-way or off the right-of-way and that would mean they'd need an easement.

MR. TEDALDI: I spoke to the man and I said when we do the road, you mentioned you had some trees you'd like to save, if they are on our right-of-way, can we move them?

MR. ARENA: Yes.

MR. TEDALDI: Anything within reason I'll work with him, I don't have a problem with him.

MR. PETRO: The road has to be of a certain percentage of a slope and we'll get to that and we'll review it, it's still under review but again, when we go do our site visit, we're going to take a look at that.

MR. ARENA: Do you have any idea how much of a grade that has to be because if it has to be a grade, it's going to right into my back yard.

MR. LANDER: The road can't be more than ten percent.

MR. PETRO: That is the law.

MR. EDSALL: Side slope can be no more than one on two side slope.

MR. ARENA: Ten percent I'm talking the side slope.

MR. EDSALL: One on two.

MR. TEDALDI: Every two feet you go in you go up one foot.

MR. ARENA: How you going to put a road there, it's 18 feet high?

MR. PETRO: Let me explain that, he has it mixed up, it's every foot you go in you can only go up six inches.

MR. VAN LEEUWEN: Slope.

MR. ARENA: Well, here's the road and it goes--

MR. VAN LEEUWEN: We'll see all that when we get there.

MR. ARENA: If he has to make that grade, he is going to end up digging up my whole back yard.

MR. PETRO: You know what you're talking about, we don't, we'll have to go there and take a look at it. You live there.

MR. ARENA: One more concern I heard there was going to be a manned pumping station here? One other concern is I thought there was going to be a manned pumping station and Dom raised a legitimate concern, we have power outages there a lot, where is the sewage going to go?

MR. PETRO: The engineer has answered that, the holding tanks in each home will have to hold 12 hour supply and that is the health department is going to require that 50%.

MR. EDSALL: That was just a number I threw out, obviously Gerry and I will coordinate that and deal with the health department.

MR. PETRO: It will be more than two hours. Okay, yes, ma'am?

MRS. DEBBIE ARENA: My name is Debbie Arena and I live at 84 Chestnut Avenue. My concern is when we originally bought the land, we bought 12 years ago, it was an acre, but the sewer system was put in 10 years ago or 12 years ago, is it up to capacity to hold all these extra homes?

MR. VAN LEEUWEN: It was built for that.

MRS. ARENA: It was built for ten homes behind us?

MR. VAN LEEUWEN: I'm talking about the mains in the streets, all that was taken into consideration, all that empty land, how many lots.

MRS. ARENA: When we bought the property, two people behind us owned it, that would have been two homes.

MR. VAN LEEUWEN: 15 acres out of 13 they wind up with 12 or 13 lots, they make the pipes big to hold that.

MRS. ARENA: At one time, I was told there's a moratorium.

MR. PETRO: Same as if you do a drainage system and you do a two phase subdivision, all the drainage pipes in the first phase have to be sized to carry the entire project and that is the same with the sewer line.

MRS. ARENA: These plans weren't on.

MR. PETRO: They made a provision for the extra lots.

MR. ARENA: What's the minimum amount of property you need to build a house in that area?

MR. VAN LEEUWEN: Half acre.

MR. BABCOCK: One half acre.

MR. ARENA: In that case, if it's only half acre, my house sits on an acre, I can break it in half and make a lot.

MR. PETRO: If you have 100 foot road frontage.

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: You're going to have to go on his road, you're going to have to talk to him.

MR. ARENA: I will. I'll wait till he's done.

MR. PETRO: Anyone in the audience?

MR. TEDALDI: Can I answer one question, please?

MR. PETRO: I want to call on somebody else, something that we have not spoken on, is there anyone?

MR. RICHARD SHAFFNER (PHONETIC): Richard Shaffner, I live on Jackson Avenue, I just would like to know where is all this drainage is going to go?

MR. ZIMMERMAN: Drainage is existing culvert that goes underneath the railroad track, leads out into this wet area.

MR. SHAFFNER: Where does it go, this is my property, all your runoff is going to go down onto my property. I wasn't even informed with a letter.

MR. ZIMMERMAN: It does that now.

MR. SHAFFNER: Very little, I didn't, all this surface area of all the roofs, of all the driveways, of all the cul-de-sacs, additional draining into my land I don't need that. I think there should be provisions made if they want to build it, they've got to put a retention pond. I live over there.

MR. ZIMMERMAN: Whereabouts?

MR. SHAFFNER: The other side of this pipe. I don't live on top of the pipe.

MR. TEDALDI: You can't live right here, that is all wet.

MR. SHAFFNER: I walk right through there.

MR. TEDALDI: It's soaking wet here.

MR. SHAFFNER: You never asked me if you can walk on my property.

MR. TEDALDI: Then I committed a violation but that is all wet.

MR. SHAFFNER: I don't need more water.

MR. PETRO: Mark, have you examined any off-site--

MR. EDSALL: Not at, not at this point.

MR. PETRO: Mark, with capacity meaning is the area on the opposite side capable of handling any increased intensity on the storm water? That is an open question.

MR. SHAFFNER: I'm at my maximum capacity of receiving anymore water. If I received a runoff from his road, his cul-de-sacs, his driveways, his roofs.

MR. PETRO: Mr. Zimmerman, is there anywhere else on the property or is there any other, I can't see all the topos, going the opposite way or any other direction, can you put any other water?

MR. ZIMMERMAN: Well, basically, as you can see, the site flows towards the railroad.

MR. PETRO: The entire slope?

MR. VAN LEEUWEN: Yes.

MR. ZIMMERMAN: There are two places where we can discharge the water through the cul-de-sac in this location and through the cul-de-sac in this location.

MR. SHAFFNER: Where is it going down their way?

MR. ZIMMERMAN: Drain down over land.

MR. SHAFFNER: It will all go here.

MR. ZIMMERMAN: You'll lose some of it through the natural overland drainage.

MR. LANDER: Where does the water after it enters your property, where does it go after that?

MR. SHAFFNER: It goes into a wetland area and then it goes down in my creek, right across my driveway.

MR. EDSALL: Jim, if you look at the location plan, the vicinity map--

MR. SHAFFNER: I just put in a 40 inch pipe underneath my driveway and it's just big enough.

MR. PETRO: Listen to the engineer now.

MR. SHAFFNER: I don't need additional runoff going onto my property.

MR. EDSALL: If you look at the vicinity map on the shaded area, you can see the railroad or right-of-way on the right side you'll see the wetland symbols right on the front page on the top left you can see there's a wetlands area that apparently this all discharges to and that is picked up and for the USGS to pick it up on the map, it's a fairly substantial wetlands area.

MR. SHAFFNER: It goes from here, it goes around here, it goes to here and then it goes underneath my driveway.

MR. PETRO: The engineer, sir, we're going to do a review on off-site drainage so again, it will be picked up. This a preliminary, this is where we're at, they'll be back a number of times so we're nowhere near completed.

MR. SHAFFNER: I'd like to be informed. Could I be informed?

MR. PETRO: What I am going to do is ask is there an organization, someone from this development or Chestnut Street that one person would like to be notified and our secretary will notify that person first?

MR. MANNINA: I can, Domenick Mannina, 92 Chestnut Avenue.

MR. PETRO: Your number?

MR. MANNINA: 496-5727.

MR. PETRO: Is that acceptable to everyone else?

MR. SHAFFNER: I want to know why I didn't receive a letter.

MR. PETRO: You're here at the public hearing.

MR. SHAFFNER: I heard it through the grape vine that is the only way I am here. I have the most impact than anybody here and I didn't receive a letter.

MR. PETRO: By law, it's adjoining property owners.

MR. SHAFFNER: I have the most impact on my property.

MR. BABCOCK: You're not an adjoining property owner, that is the, well, that is what the law says.

MR. KRIEGER: I think the letters that are the individual letters that are sent out are sent out according to the way the state law requires. Whether or not an individual letter arrives on the doorstep of someone who suffers an impact, as a matter of fact, is not taken into account, the law says that letters have to be written and these are the people to whom they have to be written and they are written to comply with the law. The fact that it may not be everybody who suffers an impact is one of the reasons why in addition it's published.

MR. PETRO: It's in the Sentinel, which is the town newspaper. State law tells us and demands the Town of New Windsor to put it in the town paper, that is the state law. You can call up Mr. Larkin, whoever you want to call.

MR. LANDER: For your knowledge, you didn't receive it because they take it off the tax map, they go and they take every name off the tax map and because your name wasn't shown on the tax map, only Conrail as an adjoining property owner, that is why, even though you're impacted, that is why you didn't receive a letter. It wasn't taken from site map like this.

MR. SHAFFNER: Conrail received a letter?

MR. LANDER: They probably got one.

MR. PETRO: Anyone else who'd like to speak on a different subject?

MR. DAVID RICHMAN: David Richman, 102 Chestnut Avenue. Can you require the developer to determine, make a determination of how much water is there?

MR. PETRO: I don't know of any way to do that.

MR. VAN LEEUWEN: No way of telling how much water is underground.

MR. RICHMAN: If it will support ten new wells for how long?

MR. VAN LEEUWEN: There's no way you can do that because weather affects it, everything affects it, there's no way you can tell. Matter of fact, I'll tell you, you can drill a well and I've done it, go 50 feet away, go down 150 feet, get 30 minutes and not have two minutes over here, 2 gallons, 2 gallons here, 50 gallons over here.

MR. RICHMAN: There's no way you can determine whether there's enough water? There's no way that a professional, I don't know, hydrologist, can determine if there's enough water to support ten new homes and for how long and the impact it will have with the existing homes?

MR. PETRO: I don't know, I can't answer your question.

MR. RICHMAN: It may be a bit of the expense that the developer has to go through but it may be necessary.

MR. PETRO: Sir, I don't have an answer for your question, I don't know if anyone--

MR. EDSALL: Just a comment, the review authority for the aspect you're talking about, which is the wells, is part of the Realty Subdivision Review, which is a terminology under the state law, the jurisdiction for

Realty Subdivision Review in New York State for these type of projects is the Orange County Health Department which suggests what the board do in your referral is pass on the fact that there's a significant interest and concern about potential impacts of these ten lots on adjoining wells and if the health department has any insight into how they could evaluate that, I'm sure they will. I don't believe there's a way but again, they are the ones who do the detailed review, but just pass on the interest, the Orange County Health Department has to approve this ultimately.

MR. PETRO: When it goes to the health department, we'll make a note.

MR. EDSALL: Indicate there was some concern reflected at the public hearing.

MR. PETRO: I want to mention to the people, I know this is not what you want to hear, someone at a public hearing never wants to hear this. This man has a right to drill a well the same as any one of you have. It's a homeowner's right to drill the well. He's been paying taxes on the property. It's zoned for single family homes. That is what he is doing. He's not breaking the law by putting too many homes and he has a right to drill a well. And I tell that to him or I would tell it to you when you come in and want to make your extra lot, I'm going to tell you the same thing. You have a right to drill your well and I understand that it could have an impact on other people but it's not for this agency to do to determine whether or not there's any water in the ground but we'll send a letter along to the health department stating that it is a concern of the residents that live there and the Town of New Windsor Planning Board.

MR. RICHMAN: I have a few other concerns, too. I don't know if you are sure that part of that property is not a wetland.

MR. VAN LEEUWEN: That is why we're going out and look at it, sir.

MR. RICHMAN: It may be it's not big enough for what

you said, USGS geological.

MR. EDSALL: Can I just comment a minute? What I think we should do is it appears it's not on a fresh water wetlands mapping for the State of New York. There is a chance that there's a portion that is federal wetlands, jurisdictional wetlands, it very well may be that the area they have decided not to develop falls under that classification. If that is the case, they have avoided an impact on those areas. I'm sure Gerry has someone on staff or will be able to get someone to just do a review of the property and identify any federal wetlands which is something we can ask for on a common basis. But again, if they are not disturbing those areas and they have avoided those purposely, then they have been conscious of it and they are not disturbing it.

MR. RICHMAN: Just a couple general comments I feel apply. You can see that as homeowners we're pretty concerned and I think you really have to answer our concerns, you represent us. You represent us and not Lou.

MR. PETRO: But they have rights as the same as a citizen.

MR. RICHMAN: You recently completed five homes.

MR. VAN LEEUWEN: We cannot tell him that he cannot build on his land. We can tell him how, we can tell him how many he can build on it, how he can build on it but we can't sit here and tell the man no, you cannot build.

MR. PETRO: It's not a yes or no question.

MR. RICHMAN: We are not saying don't build anything on it. He recently completed five homes on Chestnut Avenue and now he's proposing ten more, that is 15 altogether. That is increasing the amount of homes on that stretch of Chestnut Avenue by over a hundred percent from the corner of Sycamore down to the end of Chestnut.

MR. VAN LEEUWEN: He's still allowed to do it under the zoning, you're allowed.

MR. RICHMAN: I'm not saying that.

MR. PETRO: Let's let the attorney speak on it, maybe it will help everybody.

MR. KRIEGER: With respect to the, when the members said how many, that is how many homes you can put on a piece of property which is determined by the law and there's certain criteria that the board must follow, they can't pick a number and they can't say to an owner well, you can't build two or three homes or chop two or three off because they feel like it. The law provides certain criteria which it must follow if the developer meets those criteria, the developer has a right to build however many homes the land will support, according to the law. That is one item that I wanted to clear up. The other thing with respect to the wetlands, I suspect that there are some of you that may not understand, wetlands is basically a legal term, it is not a physical term. It isn't land that is, it isn't all land that is wet. The New York State Department of Environmental Conservation and the Federal Corps of Engineers each respectively have according to the criteria mapped out certain areas which are designated as wetlands. Those maps exist. And when you compare the maps to the property, you determine whether or not there's any wetlands. If there is as defined by the law, if there is, it has certain impacts and certain affects, there is things that you cannot do with wetlands. So when the board talks about wetlands, they are talking about those items that are specifically designated on the interstate or federal map, not any land which is wet or any land which they think may be worthy of wetland treatment. That is not within their jurisdiction. These are things decided by the state and federal authorities and specifically designated.

MR. PETRO: Any other questions? Anything that we haven't touched upon?

MR. RICHMAN: Just again we're concerned about noise,

safety, the cars going in and out of there.

MR. PETRO: He will be 911 numbered, it's a long process that we're going to get to, it's all going to be set up for 911.

MR. ROBERT LOWRY: Bob Lowry, I live at 98 Chestnut. I have a concern, it's not a major one, my house and the to Toto's house have a spring that pops up every spring that makes a major river that goes through my yard and his yard. He had to dig a 6 foot, what's that called, underneath his house into his whole back yard.

MR. VAN LEEUWEN: Underground ditch?

MR. LOWRY: With a 6 foot drainage ditch, which leaves a full running stream for approximately late March until early June. I'm going to be doing the same thing this year cause I have a stream. He laughs at me because they put ducks in my yard because I have a stream going through my yard, it goes into this property so there's going to be two major streams out there.

MR. PETRO: Have you found those and located them? You should probably do that.

MR. LOWRY: He went through the whole thing, he dug both of them because the basement was totally wet, they found a stream 6 foot underground. He dug two trenches from the back of the yard through the property. I have the same problem going through Dave's house goes through my property and I'm going to be digging.

MR. PETRO: It's going to be emptying onto this lot?

MR. LOWRY: I'm section 57 block 1, lot 3913, it's a total stream and it runs approximately two or three months.

MR. PETRO: It's emptying onto lot number 2?

MR. LOWRY: One and two, both the, both lots.

MR. PETRO: I would suggest that you find those and

locate them.

MR. DUBALDI: You mean 2 and 3?

MR. LOWRY: The back of this property, yeah, it's going on 2, I guess and 3.

MR. PETRO: Mark, can you make a note of that?

MR. LOWRY: I haven't dug mine yet but I want to find out legally what I can do.

MR. PETRO: Anything else?

MR. LOWRY: That is it.

MR. PATRICK STACK: Patrick Stack, 252 Sycamore Drive. The builder stated not too long ago that ever since he's been building that he has known Beaver Dam having well problems, so why is he putting in ten more homes, if he knows there's problems there, selling to ten people that are going to have problems and it's obvious these other people here that he built for have problems. Now he's going to sell to ten more people just to make his money and stick ten people with ten houses and have more well problems. You said before that we should make a petition to go around for us to get town water, why doesn't the builder go and get town water, why do we have to be inconvenienced?

MR. PETRO: Maybe that is something that you want to discuss with the builder.

MR. STACK: Why do we have to be inconvenienced?

MR. TEDALDI: I never said a problem with water. I said most of the wells used between two and ten gallons a minute.

MR. STACK: Why give ten more people problems? I have a party of ten people in my house for three hours and I run out of water and it doesn't rejuvenate until the next day. So why ten houses going to go right behind me and I have five people. I'm going to be screwed for water.

MR. PETRO: I don't have an answer.

MR. STACK: He should be made to go and get his own water from the town.

MR. MANNINA: Why doesn't he get the town water in like you're asking us?

MR. STACK: Why should we be put out? We have been living there. He's making his money and he will be down the road smiling.

MR. PETRO: One person at a time, please.

MR. STACK: He's living somewhere else's, not living with us.

MR. PETRO: I understand the concerns. What we'll do when it goes to the health department, we're going to attach the letter, these minutes will be obviously done up and even attach a copy of the minutes and they can review it also and we're not against the town water, we're not against your problem, I just don't have an answer for you on how to solve it through the Planning Board. That is what I am trying to convey to you. Do you understand? If you want to meet with the builder afterwards and discuss getting town water there and maybe to go to the town and see if they'll bring a line out, there's expenses involved.

MR. STACK: But that is the problem, they don't want to be put out but we do.

MR. ARENA: What happens if they put town water in, our taxes go up and he doesn't have to pay anything. Our taxes go up. I paid \$5,000 ten years ago for my well, that \$5,000 is now null and void?

MR. PETRO: I would give up my well any time for town water. It's optional, you don't have to tie in, do you?

MR. EDSALL: You have to tie in.

MR. BABCOCK: You have to tie in.

MR. PETRO: I understand your point, it's well taken. I would suggest contacting the owner and contacting the town board.

MR. STACK: Why do we have to do the leg work?

MR. VAN LEEUWEN: Can I tell you something? Fifty people can do a heck of a lot more in front of a town board than one person can.

MR. LOWRY: You're being negative. You have to help us do what we have to do to keep our town, our little section of town good, help us, don't be negative, don't say you can't do this, can't do that, tell us what we have to do, how we have to do it.

MR. VAN LEEUWEN: You're asking us if we can tell you there's water.

MR. STACK: He knows there's a problem and he's still putting ten houses in. Why should he build knowing there's a problem.

MR. STENT: Mr. Petro's addressed your problem.

MR. STACK: This gentleman stated he was pumping 2 gallons per minute, I don't even live near him and I'm pumping that, 2 1/2 gallon a minute. Now it's going to get worse when ten homes go right in behind me. I don't even live near this gentleman.

MR. PETRO: Did you do any testing at all for wells?

MR. TEDALDI: We've done, since 1970, probably 25 houses and I didn't say they all have problems, you misquoted me. I think what I said most of the wells produce two to ten gallons of water a minute. That is the word I used. Don't say ten, I got some over there produce over 20. Know what you're talking about. If you don't know what you're talking about, shut up. I built probably 25, the only person I see here of all the houses I've done on Chivonne Road--

MR. PETRO: You're addressing the board, not them.

MR. TEDALDI: All the houses we've done on Chestnut, Chivonne Road, Vascello Road, Lake Road, I don't see anybody that I built for, other than Joe Lacardo, that ever complained about a well. Most people we built for we always tell them these people will call me if there's a septic problem, there's a problem with the well, up to ten years later I have calls all the time. Most people will tell me they are getting 2 gallons, 5 gallons or 10 gallons. If people are getting 2 to 4 gallons, they know it, they work accordingly with their well. I've never had anybody tell me that they had to redrill a well of, one of our wells. I've never had anybody tell me that if there is, I get a call, everybody over there knows that there's a 2 to 10 gallon a minute, that is what most wells produce period. Now, this man's telling me he had to dig another 500 feet.

MR. MANNINA: I said 250.

MR. TEDALDI: There's such a thing as fracking system, most people that run out of water--

MR. PETRO: That is enough on the wells. I tell you what we're going to do, this gentleman right here, he wanted to have some help. I don't want to hear anymore about the wells. I'm going to give you a suggestion.

MR. MANNINA: He's talking about a fracking system, I have it fracked and I'm 500 feet and I'm still get 2 gallons per minute.

MR. PETRO: Give you a phone number, call tomorrow because the town board is the one that can help you. The Planning Board cannot.

MR. LOWRY: Give us the person to talk to.

MR. PETRO: If he drills wells and does not have water, it has nothing to do with the Planning Board. I've said it about eight times, 563-4610, it's the supervisor's office, ask the secretary how to get directed to petition the town for water in your section

of town.

MR. MANNINA: We don't want to have to pay. Why won't he pay? He's going to make millions and he's taking off.

MR. PETRO: If he brings the water everyone's going to pay when the water line goes out there.

MR. STACK: Not if we vote it out.

MR. PETRO: Again, you're going back to what you're saying you cannot deprive the man from drilling wells on his property.

MR. MANNINA: Let him pay to bring the water up to us, he's making millions, he lives in another damn town where he doesn't worry about it.

MR. PETRO: You have to calm down.

MR. MANNINA: He's always going around it, he's going around the issue the whole night.

MR. PETRO: I'm going to close the public hearing. This board did cannot address the issue, that is what I am trying to tell you and you just don't want to hear that and I'm sorry and I understand it.

MR. MANNINA: Will I be able to get copies of the stuff to the health department?

MR. PETRO: Not the health department but a copy of the minutes. Is this on a different item?

MR. PAUL DUNNE: Paul Dunne, 240 Sycamore Drive. My question to you is you have had trouble answering everything else that has been brought up tonight, Beaver Dam Lake, the way I understand it, is a protected area, that is why we pay more taxes than areas surrounding us. What exactly is protected since we're not protected from this gentleman?

MR. PETRO: What's protected?

MR. DUNNE: Yeah, we're a protected area, that is the word we got from the town, Beaver Dam Lake is protected.

MR. VAN LEEUWEN: Beaver Dam Lake itself is protected.

MR. PETRO: Maybe the lake is protected, I don't know the answer to your question.

MR. EDSALL: Is he speaking about the improvement district for the dam, that is an improvement district.

MR. DUNNE: I don't know what it is, that is why I am asking you.

MR. EDSALL: I believe you're speaking about the improvement district that has to do with the work that benefits the people in the area.

MR. PETRO: Does that answer your question about the dam itself?

MR. DUNNE: I don't know if it does or doesn't. I wanted to know if there's anything you can really do, what else is protected that really addresses the issue that we were here for tonight, that is, that was a round about way, apparently you have no control over the number of homes that are going up in the area.

MR. PETRO: No, we have control. If he came in for 50, he can't do that. It's half acre zoning and he meets those requirements. And we did go over some items that we do have control over.

MR. DUNNE: I walked in a half hour late.

MR. PETRO: We'll address those and there's going to be quite a few of them, just the wells and--

MR. DUNNE: It's a sore point for me too but it's also a moot point right now, apparently.

MR. ROBERT GROVE: Bob Grove, 270 Sycamore Drive, corner of Chestnut. I have been living there for 26 years, this is the first I've ever met these gentlemen

but I'm fast to figure out what people are and I really sincerely do not trust him. I question their sincerity, I question their integrity. This man changes his amount of water coming out of a well as it suits his purposes. I suspect that maybe they are going to make a bundle on this. We built our home 26 years ago and our well came in at 50 gallons and more. It happens, I understand that, but I also know that three people who have not spoken here or I see one whose wells were knocked out two years ago and had to redrill in our area when these new homes went in. Maybe it's the cynic in me but we don't get a heck of a lot from New Windsor, we really don't. The police don't even know we're there, the highway department doesn't know we're there, I see New Windsor as using this as a money maker and it really upsets me. New Windsor was not like this 26 years ago. When I came before the New Windsor Town Board and I did many times, I was listened to, things happened and things happened for the better of the community. This is not for the better of the community. We all know it. We're all aware of it and they know it, too. They are in it for this money and I'll tell you this, anybody, anybody who buys one of those homes is going to be sorry because those wells are not going to hold up. No two ways about it. What are you going to go a thousand feet into the ground? Come on. And I'll tell you this much, too, I've seen a lot of outages and you better get better than two hours because Central Hudson doesn't even know we exist either. The power goes out and we sit and I'll call Central Hudson and it's like maybe 24 hours later they come, all right, to look, we get a flash of light and then it goes out again for another 12 hours. We're a nice community, we're a good community but we have got our problems and a lot of it comes from New Windsor and Central Hudson. And I think maybe I think maybe we ought to start questioning why these people can put in ten houses when maybe they can put in five and maybe it won't affect us quite as much, something like that. Let's get it down from ten and I think that the Planning Board, I think that the Planning Board can insist on that.

MR. PETRO: I don't think it needs a rebuttal.

MR. TEDALDI: If I may one time. For anybody that knows what the tax structure is, I have applied to the Planning Board and the board of appeals years ago, they charged me \$2,500 a year just for the right to have water, I'm sorry, to sewer. I have a sewer assessment on that property for \$2,500 a year, that is what they charge me. I have gone and tried to get that knocked down, telling them I want to put one house and they tell me I'm assessed and I keep using the word, Mark is going to say it again, 22 units, whatever 22 units is, I don't know what the average person pays for sewer. Just for the vacant piece of property it costs me \$2,500 or about \$28,000 for the last ten years I've owned it just to let it sit there. Anybody that is concerned you, you, you, and anybody, it's for sale. After this meeting, if you think you want to keep it green and you don't want anybody to build behind you and you want to continue to pay my \$2,500 a year for a vacant piece of property just for sewer, it's for sale so after the meeting, anybody who wants to buy it, it's yours, you can do what you want with it.

MR. VAN LEEUWEN: I make a motion to close the public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on Quality Custom Homes. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I'm going to open it back up to the board for any further discussion. We have heard a number of comments from the people.

MR. VAN LEEUWEN: I think what we should do, digest the

comments, take it up at the next meeting.

MR. PETRO: We should set up a site visit, okay, and I think we should do it and we'll notify this fellow here for the site visit.

MR. BABCOCK: Maybe we should continue on down the agenda in case there are more site visits and we'll set them all up.

MR. PETRO: You'll be notified for the site visit. Myra will definitely call you and you're going to notify your people?

MR. MANNINA: Yes.

MRS. ARENA: Debbie Arena, 84 Chestnut. My front lawn the road is here, my front lawn is here, I don't understand how the road can possibly, the road is here, Chestnut Avenue is down here.

MR. STENT: We're going to address that, the slope.

MR. PETRO: The engineer is going to approve or disapprove the plan.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 14 JUNE 1995
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION
OF AN 13.4 +/- ACRE PARCEL INTO TEN (10) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 9 NOVEMBER 1994 AND
12 APRIL 1995 PLANNING BOARD MEETINGS, AND IS
BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS
MEETING.

1. The subdivision appears to comply with the minimum bulk requirements for the R-4 Zoning District. It is my understanding that, since the last Planning Board review, the Town Highway Superintendent has accepted the subdivision roadway layout.
2. I have reviewed the proposed low-pressure sanitary sewer arrangement with John Egitto of CAMO Pollution Control, the Town Sewer Operators. Further detailed review of the layout and components will be made by Mr. Egitto, Dick McGoeY and the undersigned, prior to the application being forwarded to the New York State Department of Environmental Conservation.
3. The grading and utility plan (Sheet 2) is very difficult to follow in making an evaluation of the proposed grading of the subdivision. Additional elevation identification numbers should be added to the existing and proposed contours, and the line types should be adjusted as possible, to avoid the difficulties in utilizing the plan.

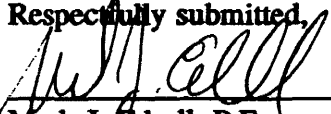
Following the Planning Board's completion of the Public Hearing process, and the submission of any new plans, further detailed reviews of the proposed grading plan and its associated driveway slopes, roadway slopes, etc., will be made.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 14 JUNE 1995

4. This application will require submittal to the Orange County Department of Health for Realty Subdivision approval. Prior to the application being forwarded to that Department, the review of the plans relative to the other issues should be completed.
5. As per the 911 policy/procedures adopted by the Town, this project will require assignment of street name and numbering during the Planning Board review process.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:QUALITY3.mk

● "Public Hearing" ●

RESULTS OF P.B. MEETING

DATE: June 14, 1995

PROJECT NAME: Quality Homes Sub. PROJECT NUMBER 94-29

LEAD AGENCY: _____ * NEGATIVE DEC: _____
*
M) ___ S) ___ VOTE: A _____ N _____ * M) ___ S) ___ VOTE: A _____ N _____
*

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____
*

PUBLIC HEARING: M) ___ S) ___ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A _____ N _____ APPROVED: _____

M) ___ S) ___ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Must go to O.C. Health

Site Visit

Stumps will be cleaned up before bldg starts

Sewage pump storage should be more than 2 hrs w/ alarm

Review off-site drainage

Notes to O.C. Health Dept - the concern for wells

(Notify) Identify Federal Wetlands - Locate underground
Dom Manina 92 Chestnut 496-5727
Capacity
spring
on lower
property
57-1-39.1
+
lots 2+3

My commission expires _____

[illegible]

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

Upton, Robert W. & Roma
106 Chestnut Avenue
New Windsor, N. Y. 12553

Richman, David
Abbio, Caroline
102 Chestnut Avenue
New Windsor, N. Y. 12553

DiBernardo, Christopher
112 Chestnut Avenue
New Windsor, N. Y. 12553

Lowry, Robert M. & Lauren
98 Chestnut Avenue
New Windsor, N. Y. 12553

Arena, Brian M. & Debora F.
84 Chestnut Avenue
New Windsor, N. Y. 12553

Kasello, Eugene & Dorothy
74 Chestnut Avenue
New Windsor, N. Y. 12553

Quartuccio, James T. & Debra
1560 Bath Avenue
Brooklyn, N. Y. 11228

Teto, Frank D. & Dean A.
94 Chestnut Avenue
New Windsor, N. Y. 12553

Richards, James J. & Luann M.
118 Chestnut Avenue
New Windsor, N. Y. 12553

Mannina, Domenick & Gail Anne
92 Chestnut Avenue
New Windsor, N. Y. 12553

Consolidated Rail Corporation.
6 Penn Center Plaza
Philadelphia, PA 19103

Saxe, Barry
McDaniel Road
Shady, N. Y. 12479

Olsen, Martin
Entwistle, Susan
Box 224, R. D. 4
Sycamore Drive
New Windsor, N. Y. 12553

Natale, Robert & Joanne
Box 223 B
Sycamore Drive

New Windsor, N. Y. 12553

Stack, Patrick & Mary
R. D. 4., Sycamore Drive
New Windsor, N. Y. 12553

Catania, Salvatore & Joann
248 Sycamore Drive
New Windsor, N. Y. 12553

Brosnan, Jennifer A.
Donna M. Beyer
244 Sycamore Drive
New Windsor, N. Y. 12553

Stevenson, John F. & Gina Marie
54C Tanniger Road
Monroe, N. Y. 10950

Dunne, Paul & Irene
35-50 85th Street
Jackson Heights, N. Y. 11372

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on June 14th 1995 at 7:30 P.M. on the approval of the proposed 10 Lot (Subdivision of Lands)* ~~(Site Plan)~~* OF Quality Custom Homes, Inc., located Tax Map No. Section 57, Block 1, Lot 111 Map of the (Subdivision of Lands) ~~(Site Plan)~~* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: May 12th, 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 15, 1995

The Sentinel Publication
34 1/2 Merline Avenue
New Windsor, NY 12553

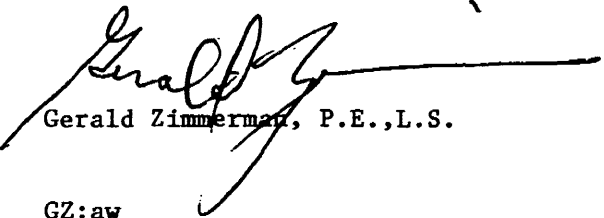
Re: Notice of Public Hearing for
Quality Custom Homes, Inc.
Chestnut Avenue
Town of New Windsor
Our Job No. 94-06

Gentleman:

Enclosed please find legal notice for public hearing to be held June 14, 1995
at the Town Hall, in the Town of New Windsor. Please publish this notice in
your May 25th and June 8th publications.

If you have any questions please advise.

Very truly yours,



Gerald Zimmerman, P.E., L.S.

GZ:aw

enc.

CC: Mrs. Myra Mason, Planning Board Secretary, w/enc. ✓
Quality Custom Homes, Inc.

-----X

Quality Homes 57-1-111

AFFIDAVIT OF
SERVICE
BY MAIL

On May 17, 1995, I compared the 24 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

17th day of May, 1996

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

April 20, 1995

Zimmerman Engineering & Surveying
Route 17M
Harriman, N. Y. 10926

Re: Tax Map Parcel #57-01-111 (Quality Custom Homes, Inc.)

Dear Sir:

According to our records, the attached list of property owners are within five Hundred (500) feet of the above-referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK
Sole Assessor

/pab
Attachment
cc: Myra Mason

Upton, Robert W. & Roma ✓
106 Chestnut Avenue
New Windsor, N. Y. 12553

Richman, David ✓
Abbio, Caroline
102 Chestnut Avenue
New Windsor, N. Y. 12553

DiBernardo, Christopher ✓
112 Chestnut Avenue
New Windsor, N. Y. 12553

Lowry, Robert M. & Lauren ✓
98 Chestnut Avenue
New Windsor, N. Y. 12553

Arena, Brian M. & Debora F. ✓
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Consolidated Rail Corporation. ✓
6 Penn Center Plaza
Philadelphia, PA 19103

Saxe, Barry ✓
McDaniel Road
Shady, N. Y. 12479

Olsen, Martin
Entwistle, Susan
Box 224, R. D. 4 ✓
Sycamore Drive
New Windsor, N. Y. 12553

Natale, Robert & Joanne ✓
Box 223 B
Sycamore Drive

New Windsor, N. Y. 12553

Stack, Patrick & Mary ✓
R. D. 4., Sycamore Drive
New Windsor, N. Y. 12553

Catania, Salvatore & Joann ✓
248 Sycamore Drive
New Windsor, N. Y. 12553

Brosnan, Jennifer A. ✓
Donna M. Beyer
244 Sycamore Drive
New Windsor, N. Y. 12553

Stevenson, John F. & Gina Marie ✓
54C Tanniger Road
Monroe, N. Y. 10950

Dunne, Paul & Irene ✓
35-50 85th Street
Jackson Heights, N. Y. 11372

19 Above list

5 Town Reps & Officials

24 Envelopes Mailed

@ 5/17/95

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

May 15, 1995

Mrs. Myra Mason, Secretary
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Quality Custom Homes, Inc. Subdivision
Chestnut Avenue
Section 57, Block 1, Lot 111
Town of New Windsor
Our Job No. 94-06

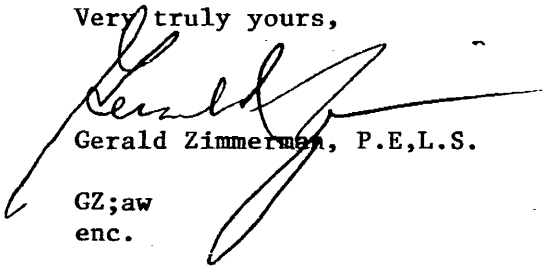
Dear Mrs. Mason:

Enclosed please find addressed, stamped and sealed envelopes containing notice of Public Hearing to be held June 14, 1995 regarding the above referenced subdivision.

Also enclosed is copy of list of abutting property owners that was furnished to us by the Town Assessor.

Trusting all is in order.

Very truly yours,



Gerald Zimmerman, P.E., L.S.

GZ;aw
enc.

CC Quality Home Builders, Inc.

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE May 24, 1995

TO Mrs. Myra Mason, Secretary
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

JOB NUMBER 94-06

RE Subdivision for Quality Custom Homes, Inc.
Chestnut Ave., New Windsor

WE ARE FORWARDING
YOU THE FOLLOWING Public hearing notice addressed to Consolidated Rail Corp.

REMARKS Was returned to us - "undeliverable as addressed forwarding order expired"

COPY TO File

SIGNED



Joseph G. Rampe
County Executive

DEPARTMENT OF HEALTH

Maxcy J. Smith, M.D.
Acting Commissioner of Health
124 Main Street
Goshen, New York 10924-2199
TEL (914) 294-7961

May 30, 1995

RE: Quality Custom Homes, Inc.
Realty Subdivision
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Attention: Mark J. Edsall, P.E.

Dear Mr. Edsall:

This department has no interest in being the Lead Agency for this project.

We will, of course, be involved in doing a complete review of the project for compliance with the subdivision regulations of the Public Health Law.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

5/31/95 @



COUNTY OF ORANGE

JOSEPH G. RAMPE
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (914) 294-5151, EXT. 1770 FAX: (914) 294-3546

PETER GARRISON, COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING 239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by:

OCDP Reference No.: NWT-4-95- N
County I.D. No.: 57-1-111

Town of New Windsor

Applicant:

Quality Custom Homes

Proposed Action:

Subdivision - 10 lots

State, County, Inter-Municipal Basis for Review:

Site does not appear to be within 500' of a Federal, State or County Road.

Comments:

There are no significant inter-community or countywide considerations to bring to your attention.

Related Reviews and Permits:

County Action: Local Determination X

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date:

5/30/95


Peter Garrison
Commissioner

SUBDIVISION FEES - TOWN OF NEW WINDSOR

94-29
RECEIVED OCT 28 1994

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00 ~~150.00~~ *Pl*

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 825.00

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____ *Pl*

TOTAL ESCROW DUE....\$ 1425.00

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ _____
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ _____
FINAL PLAT SECTION FEE.....\$ 150.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ _____

RECREATION FEES:

___ LOTS @ \$1000.00 PER LOT.....\$ _____

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

5% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

4% OF FIRST \$50,000.00 OF ABOVE.....\$ _____

2% OF REMAINDER OF ABOVE.....\$ _____

TOTAL INSPECTION FEE DUE:.....\$ _____

Domenick Mannina
92 Chestnut Avenue
New Windsor, NY 12553

(914) 496-5727 Home
(914) 747-0770 Work

December 29, 1994

Mr. James Petro
Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

Dear Mr. Petro:

My name is Domenick Mannina and I live at 92 Chestnut Avenue in New Windsor. My reason for this letter is that Quality Homes is planning on building 15 homes behind my property in New Windsor. He built 5 homes across the road from me last year. Since that time, I have been having trouble with my water.

Due to the recent building of the five homes, I was forced to drill my well an additional 250' deep which now makes my well 500' deep, and I am concerned that with 15 more homes going up that the water may go out again. I am not the only person having trouble with the water. I know my neighbors are having a problem also and I know of a few homes on Sicamore that are also experiencing water problems.

Please let me know what my recourse is. Will Quality have to do anything for us should our water go out again? I never had any trouble with my well until he built those five homes across the road from me. I would appreciate if you could get back to me with either a letter or a phone call.

I appreciate your earliest response to what I hope does not become a difficult problem again.

Sincerely,



Domenick Mannina

Read into minutes 4/12/95

RESULTS OF P.B. MEETING

DATE: April 12, 1995

PROJECT NAME: Quality Homes Sub. PROJECT NUMBER 94-29

LEAD AGENCY:

* NEGATIVE DEC:

M) V S) D VOTE: A 4 N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) V S) D VOTE: A 4 N 0

WAIVED: YES NO ✓

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Lead Agency Coordination Letter (m) V 34 days
Need Long form EAF (S) D 30 days

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE April 5, 1995

TO Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

JOB NUMBER 94-06

RE Plan Prepared For Quality Custom Homes, Inc.

**WE ARE FORWARDING
YOU THE FOLLOWING** 14 copies of plan (sheets 1, 2 & 3 dated 2/24/95
sheets 4 dated 3/20/95)

REMARKS Please place this on your April 12, 1995 Planning Board agenda,
for further discussion.

COPY TO Quality Custom Homes, Inc., w/enc.

SIGNED

A. Z.

QUALITY HOMES SUBDIVISION (94-29) CHESTNUT AVENUE

Gerald Zimmerman appeared before the board for this proposal.

MR. ZIMMERMAN: Lou Tedaldi is the owner of the project and here with me tonight. Basically, what I have on the sheet two of the subdivision plan when we made our initial presentation I guess it was approximately three months ago we had a layout, much as you see on the plan, however, at that point in time, we had a total of 15 lots in the subdivision. Based on some land constraints which we found as we were developing the plans further, namely the cuts and fills that would be involved, we shortened up one of the cul-de-sacs and basically cut this project from 15 lots to 10 lots as we have presented on this plan at this time. Each of the lots that are proposed in the subdivision will be served, tentatively served by the existing sewer system and we're proposing to provide pump system to accomplish the sanitary sewer for the lots in the subdivision. Basically, I think we have addressed many of the comments that the Town Engineer had indicated on our first presentation and some of the comments that he had made kind of eliminated themselves by the elimination of some of the lots in the subdivision.

MR. VAN LEEUWEN: Are you aware that we have the sewer problem?

MR. ZIMMERMAN: Yes, I am aware, there is the sewer moratorium but we'd like to proceed through preliminary approval and possibly--

MR. VAN LEEUWEN: Cause I don't want to see anybody spin their wheels and wind up spending money and not have anything to back it up. That wouldn't be fair. It could be another two years before it's lifted.

MR. PETRO: I missed it before, the 15 lots that originally, what are we down to here?

MR. ZIMMERMAN: What they are showing tonight is a ten lot subdivision.

MR. VAN LEEUWEN: Is that all that is going to be subdivided or later on you're going to subdivide the rest of it?

MR. TEDALDI: Didn't we hear this before?

MR. ZIMMERMAN: No, this would be it.

MR. TEDALDI: I don't know if you had the original map but with this cul-de-sac we had here is we extended about another 200 feet or 300 feet this way and we had a bunch of lots in here, all we did was just chop of 300 feet and bring the cul-de-sac here and just the topo and everything else, it's just not conducive.

MR. PETRO: We have fire approval on 4/10/95 and we have highway approval on 11/14/94, has the Town Sewer Department reviewed any of this sewer injection system, any of this?

MR. ZIMMERMAN: Well, when we went to the workshop session with Mark, we left a set of plans and perhaps he can--

MR. EDSALL: Not as of yet, I am concerned at this point, I think we need to get a new sketch plan endorsement from the board and we need to know that the Highway Superintendent is happy with this layout. Once the layout is accepted, then I think we have to get him the details and at that point, I do have plans that Gerry left me and I did coordinate with CAMO and also we have to understand that the Town Board is going to have to approve the low pressure main itself.

MR. PETRO: How is it being serviced, what kind of water?

MR. ZIMMERMAN: By wells.

MR. VAN LEEUWEN: There's no water out there, only sewer.

MR. PETRO: One well on each individual lot is what we're doing?

MR. ZIMMERMAN: Yes.

MR. TEDALDI: Did you say that you had an approval from the Highway Superintendent?

MR. PETRO: Yes, we do.

MR. TEDALDI: You asked that question.

MR. EDSALL: It pre-dates this layout.

MR. PETRO: So it is going to have to go back?

MR. EDSALL: I assume it was forwarded over again with this layout.

MS. MASON: Yes.

MR. PETRO: The fire department did see this one?

MS. MASON: Yes.

MR. VAN LEEUWEN: They approved this?

MR. PETRO: They approved on 4/10/95.

MR. TEDALDI: I'd like to ask the chairman, one problem I have had the property about ten years and they assessed me every year \$2,500 for the vacant property, was that your dad, Petro?

MR. PETRO: My uncle.

MR. TEDALDI: And we wrote him letters and came in here years ago and said as far as we're concerned, it's like one building lot but he says you're being assessed and I mentioned this to Mark so many repetitive times, he got tired of listening to me, but they keep using the word 21, 22 units, whatever that means houses or that is a--

MR. PETRO: Probably sewer points.

MR. TEDALDI: Whatever points and I often said why wouldn't you make this one single lot and if we decide

to, you know, address it later on as far as maximizing it out, this is the points or units and it's 2,500 bucks a year, so I have paid about \$30,000 so far in ten years. And my other question would be if they knew that they were accessing this for so many units and 2,500 bucks every year, when they were going to come up with a moratorium, I would think somewhere along the line they would have excluded this and say this has X number of units, we'll keep this in.

MR. PETRO: I don't think anyone knows that a moratorium is coming, I can't speak on behalf of the ex-supervisor or any of the Town Board members but for someone to say seven or eight years from now I don't think we'll have the water--

MR. TEDALDI: They know six months or a year, okay, our plan is starting to maximize out and I would think they would have reviewed everything and kind of made some exclusions.

MR. PETRO: Most of the points also pay for the sewer lines that are in the ground, sewer district gets that approved and in place, what you're really doing is paying the bond off.

MR. EDSALL: Lou, there's a detailed explanation in the Town Code under Section 35-2 which--

MR. TEDALDI: I asked that question so many times, I knew he'd have the answer.

MR. EDSALL: And it outlines 13 different classifications, one of which is undeveloped acreage and it's 7 debt points per acre so it is scaled based on the amount of the acreage and in fact for a single family dwelling, it would be ten points. So there's a whole schedule, you have asked me several times so I can probably even make a copy for you, if you are interested.

MR. TEDALDI: I appreciate you looking it up.

MR. EDSALL: First time I have had a chance to look.

MR. PETRO: I want to read this letter and it has to do with water that we received and I know that we have gone over this a couple of times on other subdivisions of the town where people next door this they were afraid their wells were going to dry up because other well are being dug but you have a right to drill a well on your property same as I did. Addressed to the Town of New Windsor Planning Board. My name is Dominick Mania (phonetic), I live at 92 Chestnut Avenue in New Windsor, my reason for this letter, Quality Homes is planning on building 15 homes behind my property in New Windsor. Now we realize it's ten homes. He built five homes across the road from me last year. Since that time, I have been having trouble with my water due to the recent building of the five homes, I was forced to drill my well an additional 250 feet deep which makes my well 500 feet deep and I am concerned with 15 more homes going up that the water may go out. Again, I am not the only person having trouble with the water. My neighbors are having a problem also and I know a few homes on Sycamore that are experiencing water problems. Please let me know what my recourse is, will Quality have to do anything for us, should our water go out? Again, I never had any trouble with my well until he built those five homes across the road from me. I'd appreciate it if you could get back to me with a letter or phone call, I appreciate the earliest response to what I hope does not become a difficult problem again. Dominick Mania. I do want to get that in the minutes, of course we'll have a public hearing and I am sure they will be here to express their problems. We have had problems with water before and I'm not going to keep going over it. The bottom line is and it's unfortunate for people that you have a right to drill a well on your property, the same as they did on their property, what affect it has, I don't know.

MR. VAN LEEUWEN: Might not have any affect.

MR. PETRO: You don't know, we don't know but--

MR. VAN LEEUWEN: Who can look 250 feet down in the ground?

MR. PETRO: We'll keep an eye on it and if we can give

them any information along the way, hopefully there will be water at some point in the future in that area.

MR. VAN LEEUWEN: We'll make a motion to set them up for public hearing.

MR. PETRO: Lead agency we haven't done yet.

MR. VAN LEEUWEN: Let's do lead agency first.

MR. PETRO: Any problem?

MR. EDSALL: No problem.

MR. VAN LEEUWEN: I'll so move.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board--

MR. EDSALL: On this one, you need to issue lead agency coordination letter because the Orange County Health Department will be reviewing it. I'll assume you want to do a coordinated review to send them a letter indicating that we care to be lead agency. You can't assume the position, authorize me to write a letter.

MR. PETRO: To the Health Department.

MR. VAN LEEUWEN: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded. Any further discussion? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I suggest we put them up for a public

hearing sometime towards the end of May.

MR. PETRO: For preliminary approval.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded to put the Quality Custom Homes Subdivision up for a public hearing and set up a date. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: I guess you'll coordinate that?

MS. MASON: You need to order your public hearing list, that is the first thing you need to do.

MR. VAN LEEUWEN: Should be the end of May, last meeting in May.

MR. PETRO: Gentlemen, we had asked Mark to send out the letter, a coordination letter and also we set up a public hearing so I just want to make this, does that make it that we do give this a conceptual approval?

MR. VAN LEEUWEN: Yes, I have no problem with it.

MR. PETRO: Any discussion on that?

MR. EDSALL: Could we also ask for the full EAF that we need to circulate?

MR. PETRO: Full environmental.

MR. EDSALL: Just the long form, that is what we need to circulate.

MR. TEDALDI: Just something for your own information, when you get an area that is, there is some places in

Monroe that water is fragile, not meaning there is not enough water, there's a fracking (phonetic) system that they use, we have our own that we bought years ago when you get into an area like Beaver Dam Lake, Post Road in Monroe, if you go down 4 or 500 feet just wasting your money you go down 3, 350 and it's a pressurized, pressurizes and brings in the water very, very successfully, in fact, we have done them over in this area and when this fella was telling you he went down another 250 feet, that is total stupidity. Not easy but there is a reasonable simple solution.

MR. KRIEGER: You might refer to it as foolish but not total stupidity.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 12 APRIL 1995
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION
OF THE 13.4 +/- ACRE PARCEL INTO TEN (10) SINGLE-
FAMILY RESIDENTIAL LOTS. THE APPLICATION WAS
PREVIOUSLY REVIEWED AT THE 9 NOVEMBER 1994
PLANNING BOARD MEETING.

1. This application previously involved a fifteen (15) lot subdivision. The lot count has been reduced. As well, the layout of the roadway has been somewhat revised.

It is my recommendation that the first action taken by the Planning Board is a new concept review of the subdivision. As well, it is appropriate and necessary that the Board hear from the Highway Superintendent as to the acceptability of this roadway layout.

2. It is my understanding that the entire subdivision is to be served by a low pressure sewermain, with individual ejector pump stations at each residence. The low pressure main would be dedicated to the Town of New Windsor and the individual pump stations would remain the property of the individual homeowners. The details of this layout will require the review of the Town Sewer Department, as well as an approval from the Town Board.

This project involves an extension to the Town collection system; as such, it is subject to the current moratorium, unless sewer capacity is purchased through the majestic district.

3. The plan now includes a stormwater collection layout for the proposed roads. Although, from a concept standpoint, I believe the layout is acceptable, this will require review from the Town Highway Superintendent.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 12 APRIL 1995

4. As previously noted, it would seem necessary that the Applicant apply for a NYSDEC General Permit for the construction related activities. It may be advisable to acknowledge this on Sheet 2, where soil erosion details and notes are provided.
5. It is advisable that the Board begin the SEQRA review process. I recommend that the Board authorize our office to prepare a Lead Agency Coordination Letter for the project, which would be circulated with a copy of the plan and the Environmental Assessment Form.

In this regard, I recommend that the Board require a Full Environmental Assessment Form for this major subdivision.

6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:QUALITY2.mk

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926

(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

NOTICE OF TRANSMITTAL

DATE October 25, 1994

TO Town of New Windsor
 Planning Board
 555 Union Avenue
 New Windsor, NY 125530

JOB NUMBER 94-06

RE Sketch Plan prepared for Quality Custom Homes, Inc.

**WE ARE FORWARDING
YOU THE FOLLOWING**

14 copies of sketch plan dated 10/3/94

Application form

Proxy Statement

Short EAF

Minor Subdivision Checklist

Check in the amount of \$100.00 for application fee

Check in the amount of \$1,425.00 for escrow account

(4 lots at \$150./lot = \$600.00

11 lots at \$75./lot = \$825.00

\$1,425.00)

REMARKS Please place this on your November 9, 1994 Planning Board agenda.

COPY TO Quality Custom Homes, Inc.

SIGNED



RESULTS OF P.B. MEETING

DATE: November 7, 1994

PROJECT NAME: Quality Homes Sub. PROJECT NUMBER 94-29

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Need Highway Review

Address Mark's Comments

QUALITY HOMES SUBDIVISION (94-29) CHESTNUT AVENUE

Gerald Zimmerman appeared before the board for this proposal.

MR. ZIMMERMAN: This is an initial presentation of a 15 lot subdivision. As you have indicated, the access to the property is off of Chestnut Avenue. In total, we have approximately 13.4 acres, as we've indicated on the plan. This parcel that remains has a 50 foot strip which is part of the property that comes in to serve this rear portion of the property. This property configuration was created by a previous subdivision which I have indicated on the plan which was approved by the New Windsor Planning Board, I guess it was back in 1982. So we left the property in the configuration as you see it. What they are proposing to do is come in through that 50 foot strip with the town road and then create a cul-de-sac kind of a T shape configuration interior to the property and each of the proposed lots would have their access off of that new road.

MR. PETRO: Is this in Beaver Dam?

MR. ZIMMERMAN: Yes.

MR. PETRO: We have municipal fire approval on 11/2/94 but they have to comply with 9/11, withholding approval until that so we're a little ahead of ourselves. We also we didn't get anything back from the highway yet.

MR. LANDER: He doesn't like one cul-de-sac, he's not going to like two.

MR. PETRO: Are you saying that the creation of this lot, the configuration of this lot was created by another subdivision that was granted in 1982 that is why this lot looks like this?

MR. ZIMMERMAN: That is why it has the shape that it does. I indicated on the plan the lower right-hand corner of the map reference indicates when the subdivision was brought in to the Planning Board, that is when these lots that have their frontage on Chestnut

Avenue, those lots were created leaving this 50 foot strip to serve the back of the property.

MR. PETRO: I'd be interested in seeing the 1982 plan if you can dig that out cause I know Mr. Van Leeuwen and some of the other members sometimes request that there's no further subdivision of remaining lands, especially when it's odd like this, I'm not saying that is the case here but I'm saying I think we should look into that.

MR. ZIMMERMAN: I have the map.

MR. VAN LEEUWEN: I was here in 1982.

MR. PETRO: I know you were, it is an odd piece.

MR. VAN LEEUWEN: We knew when it was subdivided and we were told.

MR. PETRO: You were told of the configuration of it?

MR. VAN LEEUWEN: Well, when we put the 50 foot strip in there, okay, that is the reason why it was put in there.

MR. PETRO: We do have the two cul-de-sacs and that is not going to be that acceptable.

MR. ZIMMERMAN: There wasn't any restrictions.

MR. VAN LEEUWEN: I don't remember any, you can't do that. Can't do that on a large parcel.

MR. PETRO: Sometimes you request it.

MR. DUBALDI: Did you get a list of Mark's comments?

MR. ZIMMERMAN: No, I haven't.

MR. PETRO: Mr. Zimmerman, I would like before I go any further, I'd like to maybe go over some of Mark's comments but also I think the Highway Superintendent should really give us an indication if he has any problem with these two cul-de-sacs the way they are

shown. The radii, Mark, on these are okay?

MR. EDSALL: On the cul-de-sacs?

MR. PETRO: Yes.

MR. EDSALL: In fact, I believe the one to the south is in excess, that is one of my comments that the dimensions and the same scale dimension don't match, they may have a little larger cul-de-sac than they really need. The primary problem I see with it on a concept standpoint is that the Town Code is pending a change that may take place in the very near future which would require that the lot width be measured at the front yard setback that being the case several of the lots would seem to be substandard for lot width and lot 4 seems to have a frontage deficiency so it may need a little bit of an adjustment to try to bring the layout even if the Highway Superintendent approves the configuration to bring the plan into compliance.

MR. PETRO: He may have room to do it, though.

MR. EDSALL: You're absolutely correct before they get into those details they should have something back from the highway.

MR. PETRO: I don't want to get through this procedure and he finds something wrong with it. Do you have any problem with maybe taking Mark's comments and going over them and ironing out some of those technical ones and at the next meeting, we can redo this again and have something back from the highway department. Is that okay? In the meantime, I have a whole page of comments, no time wasted.

MR. ZIMMERMAN: Okay.

MR. PETRO: Do you want to review it further?

MR. VAN LEEUWEN: I think you're right, I think the Highway Superintendent should see this.

MR. PETRO: Thank you very much.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 9 NOVEMBER 1994
DESCRIPTION: THE APPLICATION INVOLVES THE MAJOR SUBDIVISION
OF AN EXISTING 13.4 +/- ACRE PARCEL INTO FIFTEEN (15)
SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS
REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the R-4 Zoning District. The "required" bulk information shown on the plan appears correct for the zone and use classification.

The concept layout, as submitted, appears to have some potential bulk compliance problems. These are as follows:

- a. The Town is currently in the process of modifying the lot width definition, such that same must be measured at the front yard setback. Once this pending change is adopted, Lots 3, 10, 11 and 12 would seem to have a compliance problem.
 - b. Lot 4 does not appear to comply with the minimum road frontage requirement.
2. Plan Note 4 indicates two (2) alternatives for sanitary sewer service. It is recommended that the preliminary plans submitted identify the alternative selected, such that the design can be submitted with the preliminary package.

It is my understanding that the Applicant intends to purchase sewer capacity for this project from the Majestic District. When the preliminary plans are submitted, documentation with regard to same should be provided.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 9 NOVEMBER 1994

3. Some general comments with regard to the sketch plan submitted are as follows:
 - a. The bulk table on the preliminary plan should reference the dimensional information for each of the proposed lots, so as to verify compliance.
 - b. The cul-de-sac dimensions for the southerly cul-de-sac appear to indicate numerical values different than those which are scaled. The preliminary plan should be corrected.
 - c. The plan indicates that the topography is based on USGS mapping. The preliminary plan should be based on actual field survey data.
 - d. The plan does not include any stormwater drainage provisions. This should be included on the preliminary plans.
 - e. Based on the area of the subdivision and the anticipated disturbance, it is likely that this project will require the preparation of necessary stormwater management/soil erosion design plans. As well, it would seem necessary that the Applicant apply for a NYSDEC General Permit for such construction related activities.
 - f. The sewer extension, either low pressure or gravity, will require submittal to the New York State Department of Environmental Conservation for review and approval.
 - g. It is my recommendation that the Planning Board require additional information with regard to the improvements (houses, wells, etc.) located on the lots adjoining the access roadway off Chestnut Avenue.
4. It is my recommendation that the Board authorize our office to prepare a Lead Agency Coordination Letter for this project.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 3**

REVIEW NAME: QUALITY CUSTOM HOMES, INC. SUBDIVISION
PROJECT LOCATION: CHESTNUT AVENUE (BEAVER DAM LAKE)
SECTION 57-BLOCK 1-LOT 111
PROJECT NUMBER: 94-29
DATE: 9 NOVEMBER 1994

5. As per the 911 policy/procedures adopted by the Town, this project will require assignment of street name and numbering during the Planning Board review process. The Applicant should coordinate this issue with the Town Fire Inspector.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:QUALITY.mk

QUALITY HOMES

MR. PETRO: Also we have, I have a letter dated December 29, 1994. My name is Dominick Mannini, I live at 92 Chestnut Avenue, New Windsor. Quality Homes is planning on building 15 homes behind my property. He built five homes across the road from me last year. Since that time, I have been having trouble with my water. Where is Chestnut Avenue in New Windsor?

MR. BABCOCK: Beaver Dam.

MR. PETRO: Due to the recent building of 5 homes, I was forced to drill my well additional 250 feet deep, makes my well 500 feet deep. He wants to know what we can do about it.

MR. VAN LEEUWEN: Nothing.

MR. BABCOCK: You know the little cul-de-sac by Vascello, the driveway with the 7 houses and he had to get the easement, went through the other guy's property now there's a tract of land I think Van the Carpetman owns on the other side like an aqueduct area coming in and I don't know whether he's presenting the plan here or not. I have seen the plan just because he brang it to me.

MR. PETRO: We have had this discussion once before with the houses on Riley Road. We had people here. Once the lot is there the man has a right to drill a well. I think we talked about this the other day, same as anyone else. It's a problem, but as far as the responsibility of this board, I don't see that there is any.

MR. EDSALL: Even at that point, it's difficult to determine if the building of those 5 houses really caused the problem with this guy's well or whether or not just the way the summer was.

MR. VAN LEEUWEN: The year we had the severe draught so it's very difficult. Including yours truly.

MR. PETRO: I'll instruct Myra to give him a phone call

January 11, 1995

17

or corresponded back and explain what we just explained right here.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-29

DATE PLAN RECEIVED: RECEIVED JAN 4 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Quality Custom Homes, Inc. has been

reviewed by me and is approved ☒

disapproved _____.

~~If disapproved, please list reason~~ _____

This area is on wells - no town
water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. - 1-5-96
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-29

DATE PLAN RECEIVED: RECEIVED JAN 4 1996

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

Quality Custom Homes for the building or subdivision of
_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

James Sullivan 1/6/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 04 January 1996

SUBJECT: Quality Homes Subdivision

Planning Board Reference Number: PB-⁹⁴~~96~~-29

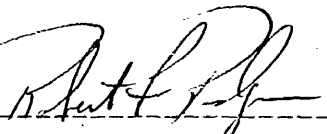
Dated: 4 January 1996

Fire Prevention Reference Number: FPS- 96-003

A review of the above referenced subject subdivision plan was conducted on 4 January 1996.

This subdivision plan is acceptable.

Plan Dated: 12 December 1995.



Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94-29
WORK SESSION DATE: 3 JAN 96 APPLICANT RESUB.
REQUIRED: _____
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: Quality Homes
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: _____
MUNIC REPS PRESENT: BLDG INSP. snow plowing
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

P/R - still recommend 2 c/B & piping outlet.
- P/R agent must include right for utility easement
100' issue re sewer connection - w/ Mule B.
- 9/11 - done -
- well issue
- Fed wetlands - Jerry to comment



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 94-29

WORK SESSION DATE: 6 DEC 95

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No

REQUIRED: New plans

PROJECT NAME: Quality Homes

PROJECT STATUS: NEW _____ OLD X

REPRESENTATIVE PRESENT: Jerry Z. + (both Zimmermann)

MUNIC REPS PRESENT: BLDG INSP. 101 Park
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

R-4 now reduced
Now 4 lot no sewer or water
dec 3 c/b (20 throat 1 front lot)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 94 - 79

WORK SESSION DATE: 1 Nov 95

APPLICANT RESUB.
REQUIRED: _____

REAPPEARANCE AT W/S REQUESTED: yes

PROJECT NAME: Quality Homes

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Lu'ick Tedaldi / Gen 2

MUNIC REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- add 9/3 @ bottom main rd before +
- need waiver re 2:1 grading within 50'
- show Fed wetlands

They need to decide strategy

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 10 April 1995

SUBJECT: Quality Custom Homes, Inc.

Planning Board Reference Number: PB-94-29

Dated: 6 April 1995

Fire Prevention Reference Number: FPS-95-022

A review of the above referenced subject subdivision plan was conducted on 10 April 1995.

This subdivision plan is acceptable.

Plans Dated: 24 February 1995


Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94 - 29

DATE PLAN RECEIVED: RECEIVED APR - 6 1995 *Rev 1*

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

Quality Homes _____ for the building or subdivision of _____ has been

reviewed by me and is approved ✓ _____

disapproved _____

If disapproved, please list reason _____

Fred Sayre 4/18/95
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM



1763

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 29

DATE PLAN RECEIVED: RECEIVED APR - 6 1995 Rev1

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Quality Homes for the building or subdivision of _____ has been

reviewed by me and is approved L

disapproved _____

If disapproved, please list reason _____

There is no town water in this area,

HIGHWAY SUPERINTENDENT DATE

John J. J. CAMO 4-10-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 94-29
WORK SESSION DATE: 5 Apr 95 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plans
PROJECT NAME: Quality Homes
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Jerry Z.; Lou T.
MUNIC REPS PRESENT: BLDG INSP. in T/H
FIRE INSP. 2 h-
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- WAS 15 lots, now 10
- low pressure sewer. — Town OK early. c.k. 9/0 m/H layout w/CAMO
- OCDOR/DEC
- Lot 3, lot width; Lot 4 frontage } Jerry says fixed
- field dops
- Myra — make sure Skip review!
- Mike word of John Gatto
- next avail agenda

4MJ91 pbwsform

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 29**

DATE PLAN RECEIVED: **RECEIVED OCT 28 1994** *ORIG.*

The maps and plans for the Site Approval _____

Subdivision *Quality Homes* as submitted by _____
_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved _____,

disapproved ☒ _____.

If disapproved, please list reason _____

The two Cel-de-sac's are not suitable.

Fred Kayser *11/14/94*
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

ZIMMERMAN
ENGINEERING & SURVEYING, P.C.

Route 17M

Harriman, N.Y. 10926


(914) 782-7976

FAX: 782-3148

GERALD ZIMMERMAN P.E., L.S.

DATE: November 23, 1994

TO: Mrs. Myra Mason
Secretary for Planning Board
Town of New Windsor

FROM: Mr. Gerald Zimmerman, P.E., L.S. 

RE: Subdivision for Quality Custom Homes Inc
Chestnut Avenue
Planning Board File No. 94-29
Our Job No. 94-06

In response to memo from Fred Fayo Highway Superintendent, Mr. Tedaldi of Quality Homes, met with Mr. Fayo to discuss road layout. After reviewing alternatives Mr. Fayo, has decided to approve the two cul-de-sacs. He has indicated that he will advise you of his approval.


CC: Quality Home Builders Inc.
Mr. Fred Fayo



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 29**

DATE PLAN RECEIVED: **RECEIVED OCT 28 1994 ORIG.**

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

QUALITY CUSTOM HOMES has been
reviewed by me and is approved ✓

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 11.4.94
SEWERARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 2 November 1994

SUBJECT: Quality Custom Home, Inc.

Planning Board Reference Number: PB-94-29

Dated: 28 October 1994

Fire Prevention Reference Number: FPS-94-062

A review of the above referenced subject subdivision plan was conducted on 1 November 1994.

In order to comply with E-911 guidelines, please have the developer advise me of the names of the two (2) streets that are planned in this subdivision, so that they may be added to the subdivision plan prior to find approval by the Planning Board.

I will withhold my approval until the above information is received and approved by me.

Robert F. Rodgers, C.C.A.
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94 - 29**

DATE PLAN RECEIVED: **RECEIVED OCT 28 1994 ORIG.**

The maps and plans for the Site Approval Quality Custom Homes
Subdivision _____ as submitted by

_____ for the building or subdivision of
_____ has been

reviewed by me and is approved No town water

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

Stew D.D.
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
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New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 94-29

WORK SESSION DATE: 5 Oct 94 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Not now sketch plan + APP

PROJECT NAME: Quality Homes Subdiv - Chestnut

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Jerry Z. & Lou T.

MUNIC REPS PRESENT: BLDG INSP. out/v
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Result of balance portion Gazzola/Schiavone/Triborio (let 12)
App'd 11-10-82

Single feed road to double side road
possible right T/road w/ 90° off on P/R
disc possible P/s or obtain sewer Row (need 20')
double check - downstream P/s.
100' pmt. 120 Row

OK for concept. / Next avail
agenda

4MJ91 pbwsform

Map Number

71-96

94-29

Section

57

Block

1

Lot

111

City

Town

Village

X

N. Windsor

Title:

Quality Custom Homes, Inc.

Dated:

12/12/95

Filed

4-12-96

Approved by

Edward Stent

on

4/10/96

Record Owner

Quality Custom Home

JOAN A. MACCHI
Orange County Clerk

(3 sheets)

94-29

RECEIVED OCT 28 1994

Planning Board
Town of New Windsor
555 Unklesby Avenue
New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Subdivision for Quality Custom Homes, Inc.
2. Name of Applicant Quality Custom Homes, Inc. Phone (914) 496-4141
Address P.O. Box 10 Westportville NY 10992
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Name _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
Zimmerman Engineering
4. Person Preparing Plan & Surveying, P.C. Phone (914) 782-7976
Address Route 126 Harrison NY 10926
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Zimmerman Engineering & Surveying Phone (914) 782-7976
(Name)
7. Location: On the Easterly side of Chestnut Avenue
(Street)
1000 feet Northerly
(Direction)
of Greenwood Drive
(Street)
8. Acreage of Parcel 12.40 9. Zoning District R-4
9A. School District _____
10. Tax Map Designation: Section 57 Block 1 Lot 111
11. This application is for a 15 lot subdivision for single family
residential purposes with public sanitary sewer and private individual
drains as a water source.

RECEIVED OCT 28 1994

94-29

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? _____

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
 Section None Block Lot(s)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

CITY OF ORANGE

SS.: _____

STATE OF NEW YORK

_____ being duly sworn, deposes and says
 that he resides at _____
 in the County of _____ and State of _____
 and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this _____

(Owner's Signature)

22 day of Oct 1994

SAME
 (Applicant's Signature)

Anthony W. Saturno
 Notary Public in the State of New York
 County of Orange No. 3458670
 My commission expires April 30, 1996

PRES.
 (Title)

94-29
RECEIVED OCT 28 1994

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

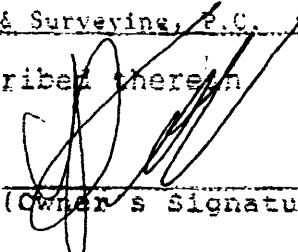
Louis Padilisi, deposes and says that he
resides at P. O. Box 10, Washingtonville, NY 10992
(Owner's Address)

in the County of Orange
and State of New York

and that he is the owner in fee of Tax Lot Section 37, Block 1, Lot 111

which is the premises described in the foregoing application and
that he has authorized Zimmerman Engineering & Surveying, P.C.
to make the foregoing application as described therein.

Date: 10/26/94


(Owner's Signature)

Lusan Korn
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

RECEIVED OCT 28 1994

94-29

14-10-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

SEQR

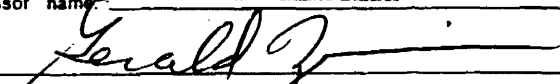
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Quality Custom Homes, Inc.	2. PROJECT NAME Subdivision for Quality Custom Homes, Inc.
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) On the easterly side of Chestnut Avenue approximately 1,000 feet northerly of Sycamore Drive.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: A 15 lot subdivision for single family residential purposes with public sanitary sewers and private individual wells as a water source.	
7. AMOUNT OF LAND AFFECTED: Initially 13.4± acres Ultimately 13.4± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Single family	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Gerald Zimmerman	Date: 10/27/94
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: No adverse effect	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: No adverse effect	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: No adverse effect	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: No adverse effect	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. No adverse effect	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. No adverse effect	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. No adverse effect	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	<hr/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	
Date	

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TOWN OF NEW WINDSOR PLANNING BOARD

MAJOR ~~MINOR~~ SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. N/A Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

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13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. To follow Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. To follow Include existing or proposed easements.
20. X Right-of-Way widths.
21. To follow Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. X A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. To follow Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. To follow Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. To follow Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. To follow Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. X Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature]
Licensed Professional

Date: 10/27/94

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☒ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

SUBDIVISION FOR QUALITY CUSTOM HOMES, INC.

Name of Action

TOWN OF NEW WINSBOR

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

APRIL 24, 1995

Date

PART I—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Subdivision Plan For Quality Custom Homes, Inc.		
LOCATION OF ACTION (Include Street Address, Municipality and County) Orange County, New York Easterly side of Chestnut Ave. 1000' north of Sycamore Dr. in the Town of New Windsor		
NAME OF APPLICANT/SPONSOR Quality Custom Homes, Inc.		BUSINESS TELEPHONE (914) 496-4141
ADDRESS P.O. Box 10		
CITY/PO Washingtonville	STATE NY	ZIP CODE 10992
NAME OF OWNER (if different) Same as above		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION A ten (10) lot subdivision for single family residential purposes. The subdivision will be served by a low pressure sanitary sewer main and private individual wells for each lot. The low pressure line will be pumped to existing sanitary sewer manhole located in Chestnut Avenue.		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
 ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 13.4 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	<u>13.4</u> acres	<u>7.0</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	<u>2.0</u> acres
Other (Indicate type) <u>lawns & regraded area</u>	_____ acres	<u>4.4</u> acres

3. What is predominant soil type(s) on project site? MdB Mardin Gravelly Silt Loam (3 to 8%) slopes

- a. Soil drainage: ☐ Well drained 20 % of site ☐ Moderately well drained 70 % of site
 ☐ Poorly drained 10 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? > 5' (in feet)

- Approximate percentage of proposed project site with slopes: ☐ 0-10% 40 ☐ 10-15% 50 %
☐ 15% or greater 10 %
9. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
 10. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
 11. What is the depth of the water table? 4 (in feet)
 12. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
 13. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
 14. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
Identify each species _____
 15. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
 16. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
 17. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
 18. Streams within or contiguous to project area: None
a. Name of Stream and name of River to which it is tributary _____
 19. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name None b. Size (In acres) _____
 20. Is the site served by existing public utilities? ☐ Yes ☒ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
 21. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
 22. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
 23. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
 - a. Total contiguous acreage owned or controlled by project sponsor 13.4 acres.
 - b. Project acreage to be developed: 6.4 acres initially; 6.4 acres ultimately.
 - c. Project acreage to remain undeveloped 7.0 acres.
 - d. Length of project, in miles: N/A (If appropriate)
 - e. If the project is an expansion, indicate percent of expansion proposed N/A %;
 - f. Number of off-street parking spaces existing 0; proposed 20
 - g. Maximum vehicular trips generated per hour 20 (upon completion of project)?
 - h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>10</u>			
Ultimately	<u>10</u>			
 - i. Dimensions (in feet) of largest proposed structure 35 height; 25 width; 50 length.
 - j. Linear feet of frontage along a public thoroughfare project will occupy is? 50 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? None tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? lawns, driveways, regrading
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 6.4 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 12 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated N/A (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 20; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 4 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Sanitary Landfill location New Hampton, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electric, Gas, Heating Oil
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 3500 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer Reallocation	April 1995
City Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision Approval	"
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No		
City County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Realty Subdivision	April 1995
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC Sewer Extention	April 1995
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		

C. Zoning and Planning Information


1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
2. What is the zoning classification(s) of the site? R-4 Suburban Residential With Central Sewer
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
20 lots
4. What is the proposed zoning of the site? No change proposed
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?
Suburban Residential
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 10
a. What is the minimum lot size proposed? 22,000 s.f.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☐ Yes ☒ No
a. If yes, is existing capacity sufficient to handle projected demand? ☐ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Gerald Zimmerman Date 4/24/95
Signature  Title Project Engineer

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site? ☐ NO ☒ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)**

Examples that would apply to column 2

Developable area of site contains a protected water body.

Dredging more than 100 cubic yards of material from channel of a protected stream.

Extension of utility distribution facilities through a protected water body.

Construction in a designated freshwater or tidal wetland.

Other impacts: _____

Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES

Examples that would apply to column 2

A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.

Construction of a body of water that exceeds 10 acres of surface area.

Other impacts: _____

Will Proposed Action affect surface or groundwater quality or quantity?

Examples that would apply to column 2

Proposed Action will require a discharge permit.

Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.

Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.

Construction or operation causing any contamination of a water supply system.

Proposed Action will adversely affect groundwater.

Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.

Proposed Action would use water in excess of 20,000 gallons per day.

Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.

Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.

Proposed Action will allow residential uses in areas without water and/or sewer services.

Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.

Other impacts:_____

Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES

Examples that would apply to column 2

Proposed Action would change flood water flows.

7

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

- 10. Will the Proposed Action affect agricultural land resources?**

☒ NO ☐ YES

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/> Yes <input type="checkbox"/> No
 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/> Yes <input type="checkbox"/> No
 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/> Yes <input type="checkbox"/> No
 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/> Yes <input type="checkbox"/> No
 <input type="checkbox"/>	 <input type="checkbox"/>	 <input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems? ☒ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

Examples that would apply to column 2

- **Blasting within 1,500 feet of a hospital, school or other sensitive facility.**
- **Odors will occur routinely (more than one hour per day).**
- **Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.**
- **Proposed Action will remove natural barriers that would act as a noise screen.**
- **Other impacts:** _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

2. Will proposed action affect the character of the existing community?
☒ NO ☐ YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

Proposed action will conflict with officially adopted plans or goals.

Proposed action will cause a change in the density of land use.

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

Proposed Action will set an important precedent for future projects.

Proposed Action will create or eliminate employment.

Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
☒ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

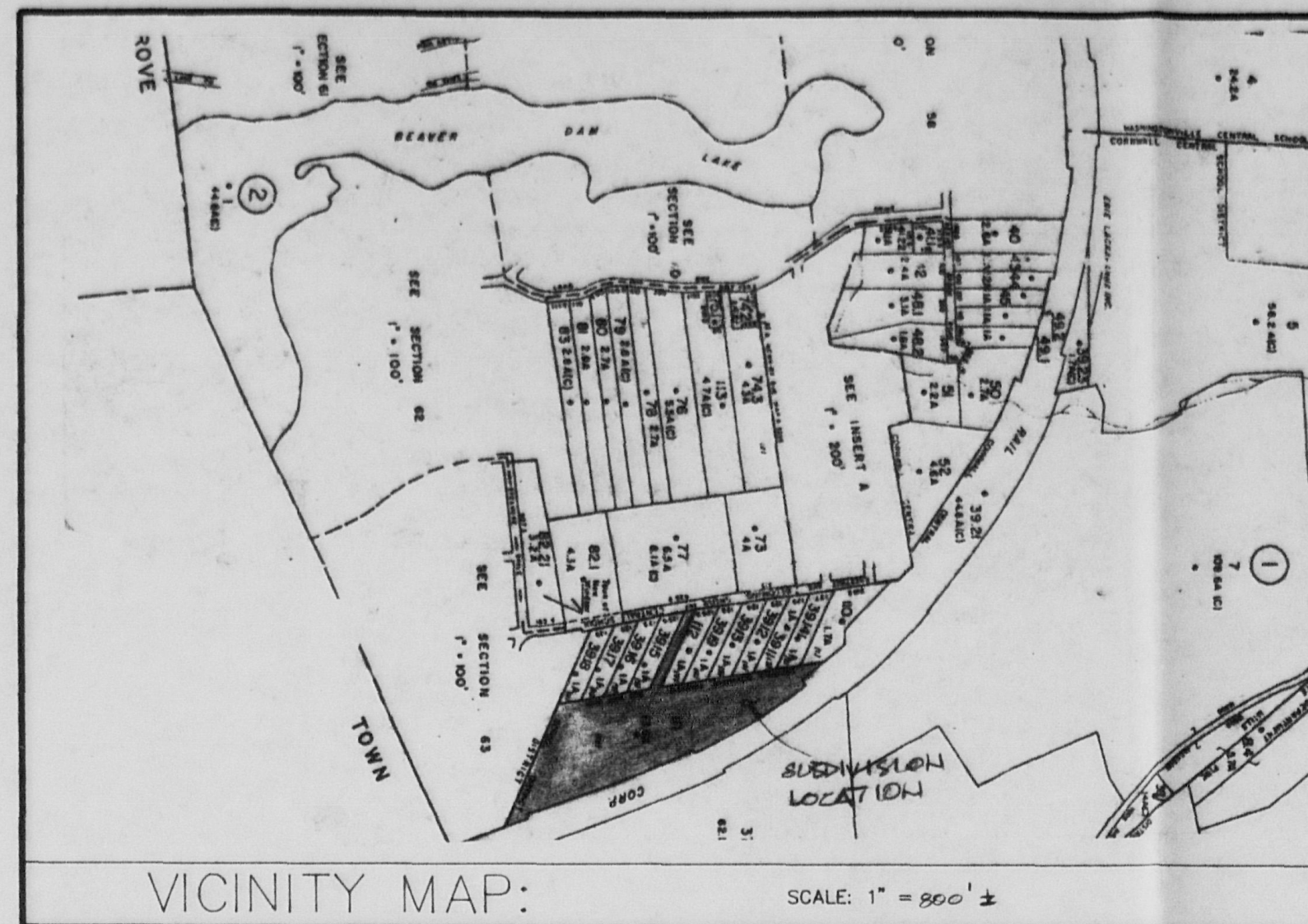
Discuss the following for each impact identified in Column 2 of Part 2:

- Briefly describe the impact.
- Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
- Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



ZONING DATA:
 DISTRICT - SUBURBAN RESIDENTIAL - R-4 WITHOUT CENTRAL SEWER
 MIN. LOT AREA: 43,560 S.F.
 MIN. LOT WIDTH: 125 FT.
 REQ'D FRONT YARD: 45 FT.
 REQ'D SIDE YARD: 20 FT.
 REQ'D TOTAL SIDE YARDS: 40 FT.
 REQ'D REAR YARD: 50 FT.
 REQ'D STREET FRONTAGE: 70 FT.
 MAX. BUILDING HEIGHT: 35 FT.
 FLOOR AREA RATIO: N/A
 MIN. LIVABLE FLOOR AREA: 1,200 S.F.
 DEVELOPMENT COVERAGE: 10 %

TAX MAP No.
 SECTION 57 BLOCK 1 LOT 111

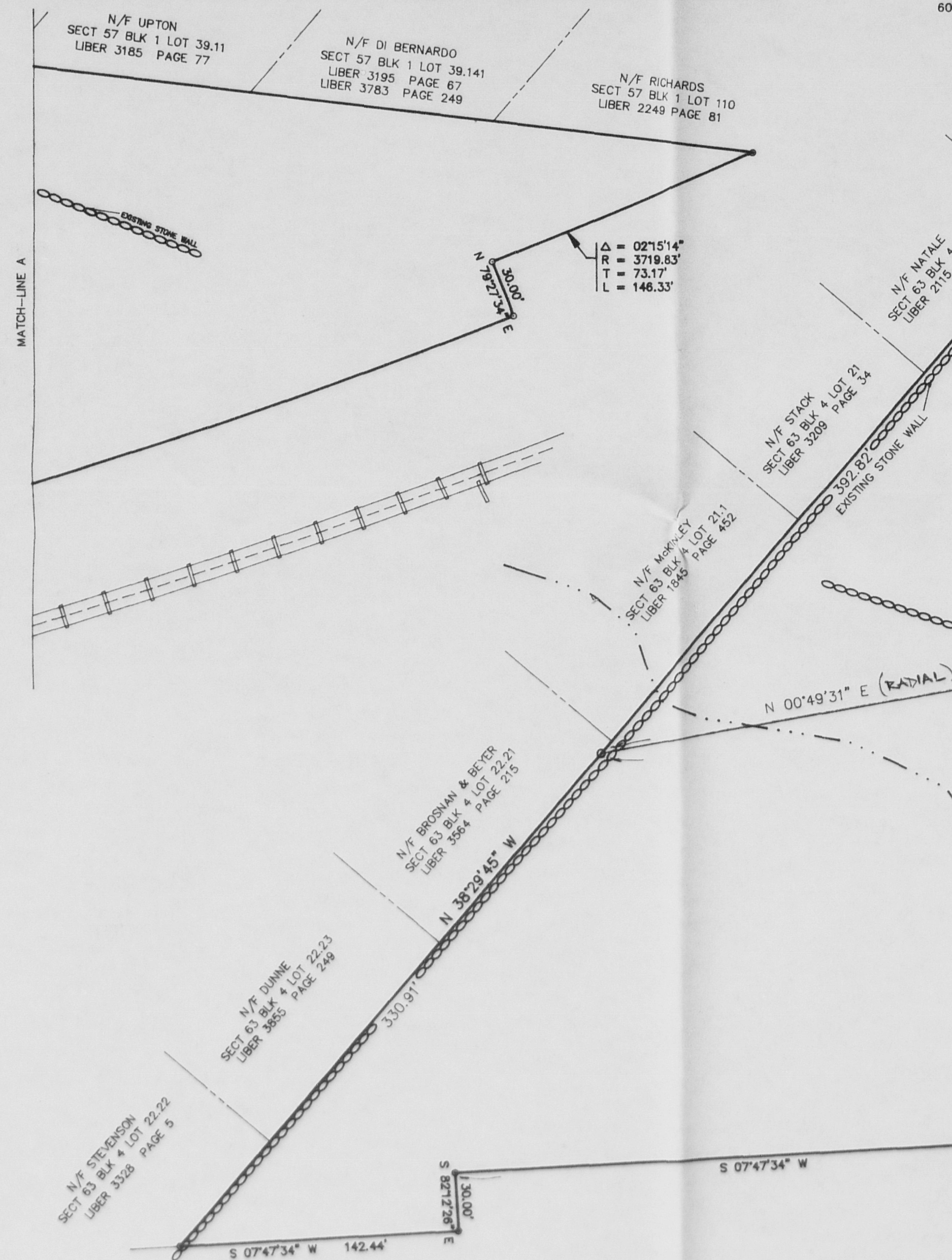
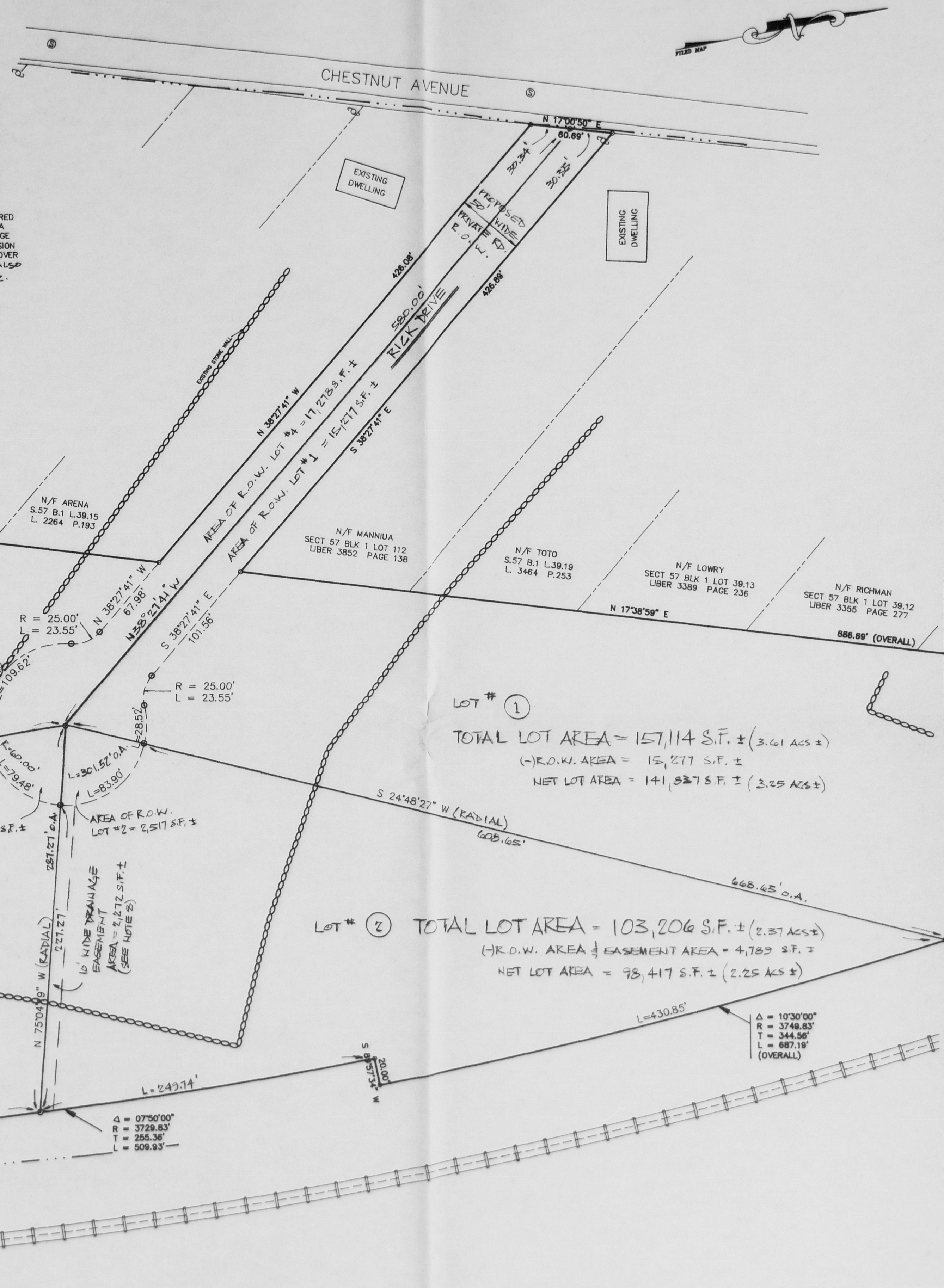
DEED
 LIBER 3732 PAGE 272

RECORD OWNER & SUBDIVIDER
 QUALITY CUSTOM HOMES, INC.
 P.O. BOX 10
 WASHINGTONVILLE, N.Y. 10992

TOTAL TRACT AREA
 13.4 ACRES ±

MAP REFERENCE
 SUBDIVISION OF LANDS OF GAZZOLA, SCHIAVONE & TRIBUZIO
 FILED IN THE ORANGE COUNTY CLERKS OFFICE AS MAP NO.
 6081 ON NOVEMBER 16, 1982.

- NOTES:**
1. TOPOGRAPHY SHOWN BASED UPON U.S.G.S. & FIELD SURVEY.
 2. PROPOSED SUBDIVISION LOCATED IN SEWER DISTRICT No. 23.
 3. TOTAL NUMBER OF LOTS=4
 4. LOTS TO BE SURVIVED BY ON SITE INDIVIDUAL PRIVATELY OWNED DRILLED WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
 5. THE LOTS ON THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED.
 6. THE DESIGN AND LOCATION OF THE WELLS AND SEPTIC SYSTEMS SHOWN ON THIS PLAN SHALL NOT BE CHANGED.
 7. THIS SUBDIVISION CONTAINS A PRIVATE ROAD WHICH THE TOWN OF NEW WINDSOR HAS NO RESPONSIBILITY TO MAINTAIN, PROVIDE SERVICES FOR, NOR MAKE ANY IMPROVEMENTS TO, ALL SUCH COSTS SHALL BE BORNE BY THE PROPERTY OWNERS USING SAID ROAD.
 8. OWNERSHIP AND MAINTENANCE OF PRIVATE ROAD SHALL BE SHARED EQUALLY BY THE OWNERS OF LOT NUMBERS 1,2,3, AND 4, AND A DECLARATION OR AGREEMENT SHALL BE RECORDED IN THE ORANGE COUNTY CLERKS OFFICE AT THE TIME OF FILING OF THE SUBDIVISION PLAT. LOT NUMBERS 1,2,3, AND 4 SHALL HAVE AN EASEMENT OVER THE PRIVATE ROAD FOR INGRESS AND EGRESS. THIS SHALL ALSO APPLY TO 10' WIDE DRAINAGE EASEMENT ON LOT #2.



ZONING DATA:	REQUIRED	PROVIDED
DISTRICT - SUBURBAN RESIDENTIAL - R-4 WITHOUT CENTRAL SEWER		
MIN. LOT AREA:	43,560 S.F. (NET AREAS ARE SHOWN)	LOT #1 141,837 S.F. LOT #2 109,144 S.F. LOT #3 112,999 S.F. LOT #4 103,206 S.F.
MIN. LOT WIDTH:	125 FT.	LOT #1 155 FT. LOT #2 160 FT. LOT #3 170 FT. LOT #4 170 FT.
REQ'D FRONT YARD:	45 FT.	LOT #1 55 FT. LOT #2 55 FT. LOT #3 55 FT. LOT #4 55 FT.
REQ'D SIDE YARD:	20 FT.	LOT #1 40 FT. LOT #2 40 FT. LOT #3 40 FT. LOT #4 40 FT.
REQ'D TOTAL SIDE YARDS:	40 FT.	LOT #1 110 FT. LOT #2 110 FT. LOT #3 110 FT. LOT #4 110 FT.
REQ'D REAR YARD:	50 FT.	LOT #1 145 FT. LOT #2 145 FT. LOT #3 145 FT. LOT #4 145 FT.
REQ'D STREET FRONTAGE:	70 FT.	LOT #1 150 FT. LOT #2 150 FT. LOT #3 150 FT. LOT #4 150 FT.
MAX. BUILDING HEIGHT:	35 FT.	LOT #1 35 FT. LOT #2 35 FT. LOT #3 35 FT. LOT #4 35 FT.
FLOOR AREA RATIO:	N/A	LOT #1 4.1 LOT #2 4.1 LOT #3 4.1 LOT #4 4.1
MIN. LIVABLE FLOOR AREA:	1,200 S.F.	LOT #1 2,600 S.F. LOT #2 2,600 S.F. LOT #3 2,600 S.F. LOT #4 2,600 S.F.
DEVELOPMENT COVERAGE:	10 %	LOT #1 5.7 LOT #2 5.7 LOT #3 5.7 LOT #4 5.7

I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.

I HEREBY CERTIFY THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JAN. 4, 1995

GERALD ZIMMERMAN P.E. LIC. NO. 47391
 B.L.S. LIC. NO. 49410

REVISIONS:

SUB DIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON APR 10 1996

BY Edward C. Stent SECRETARY

SHEET NO. 1 OF 3

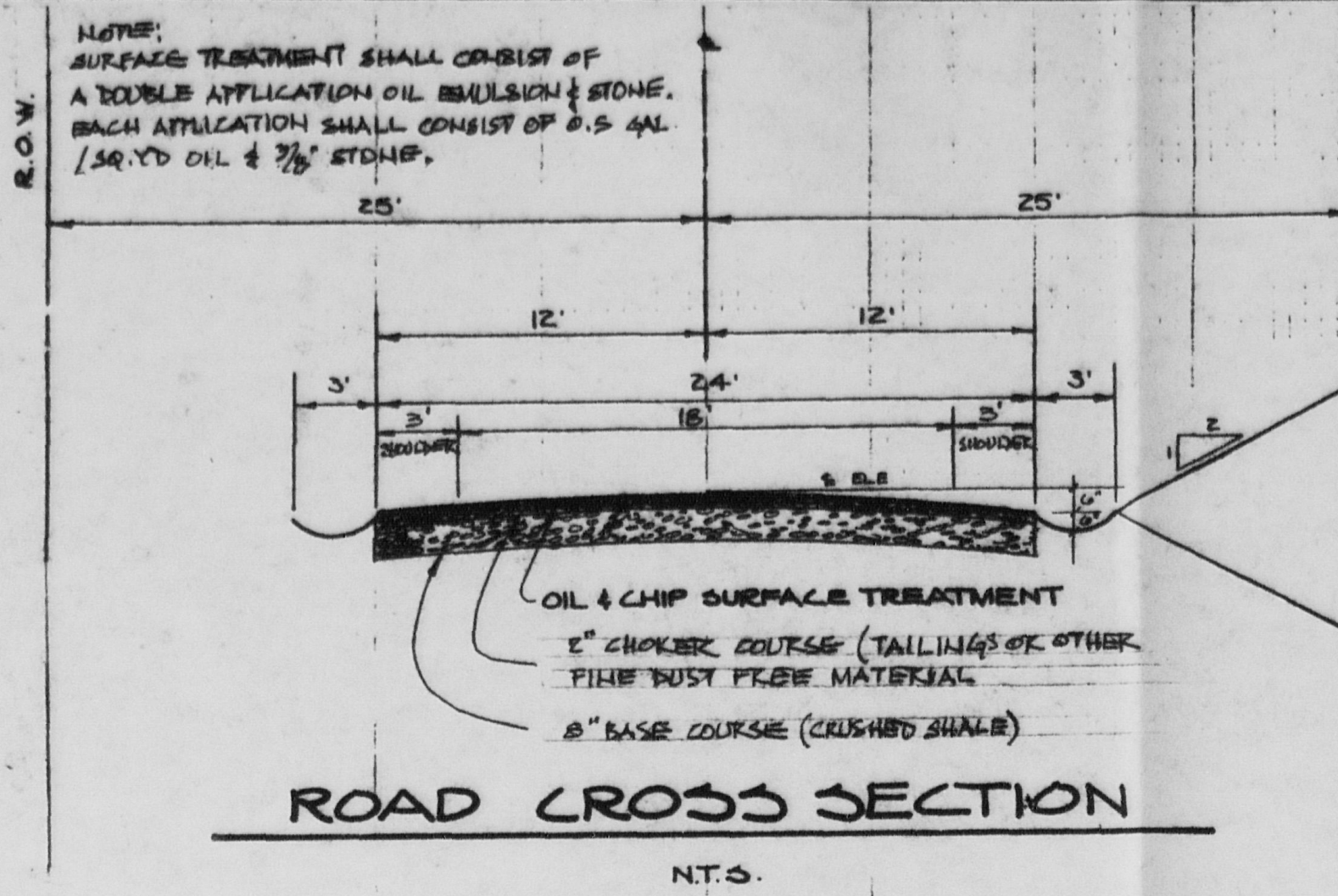
SCALE: 1" = 50'

DATE: 12/12/1995

JOB No. 94-06 DRAWN BY: FPV

SUBDIVISION PLAN
 for
QUALITY CUSTOM HOMES, INC.
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK.

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
 ROUTE 17M
 HARRIMAN, NEW YORK 10926 PHONE: (914) 782-7976



LAND GRADING AND EROSION CONTROL MEASURES

Land to be cut or filled will be cleared of those trees which cannot be saved. Fill material will be free of all decomposable material.

Once the rough grading is complete, a temporary cover consisting of rye grass would be seeded at a rate of 1/2 lb. per 1,000 s.f. of area.

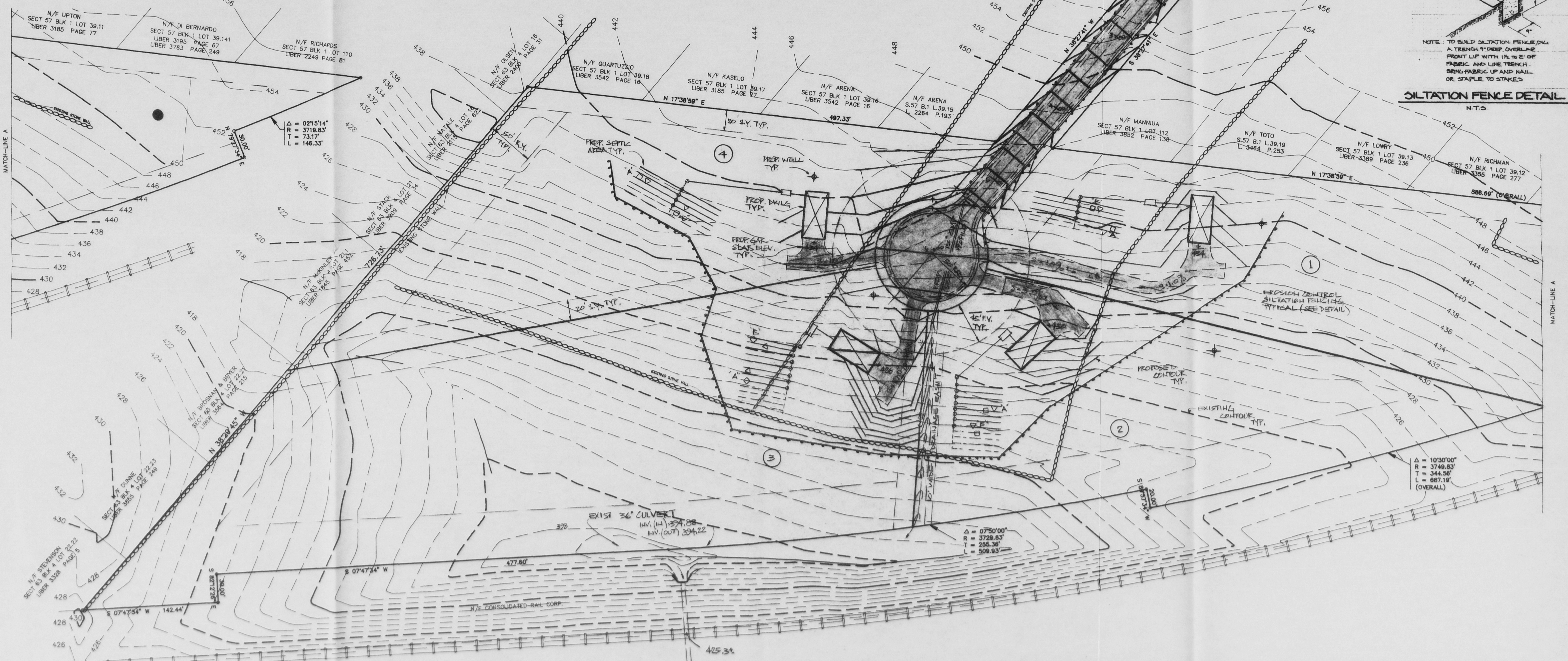
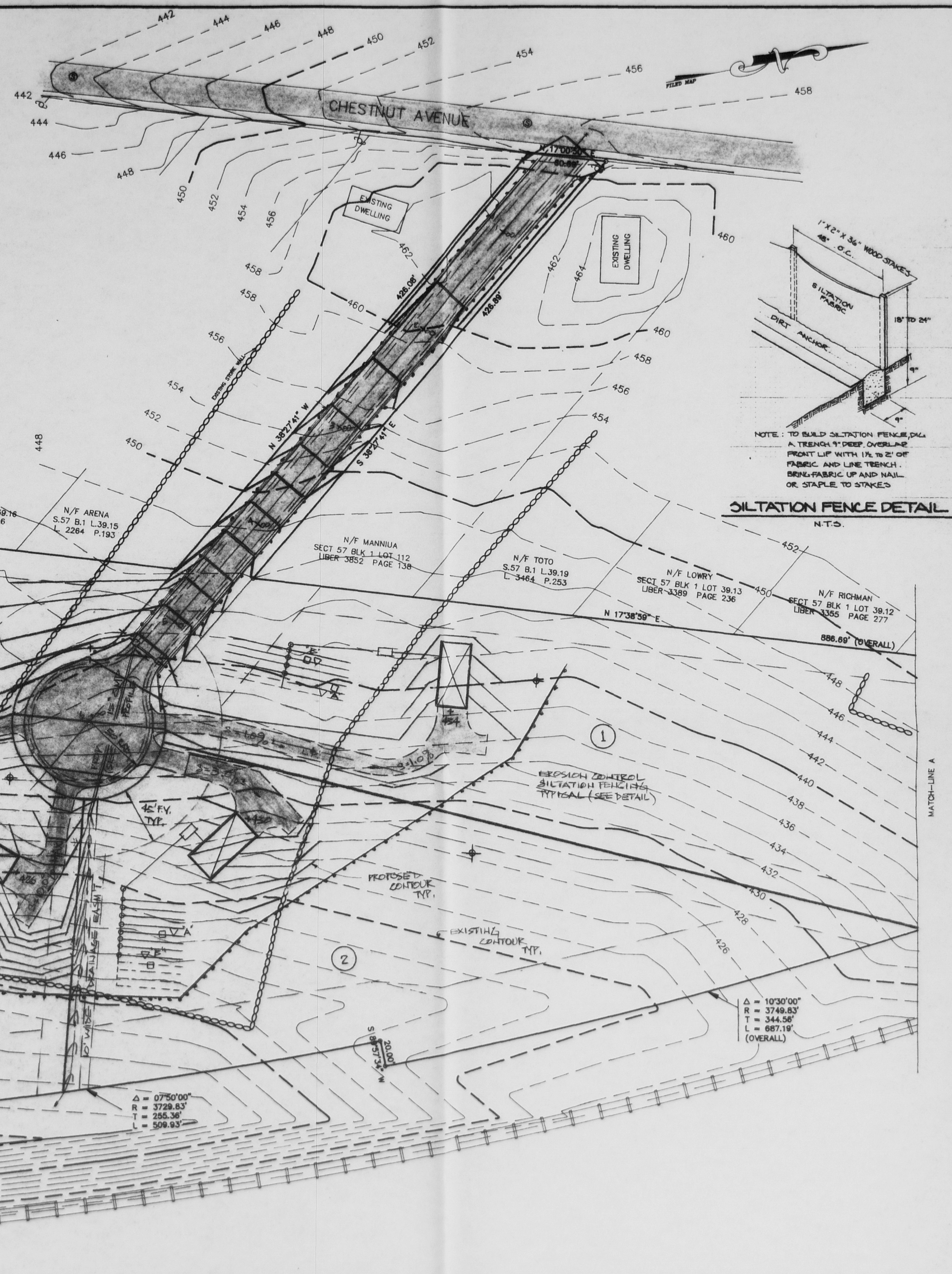
no cut or fill slope shall exceed 2:1 unless retaining walls are being installed. We recommend that all disturbed areas not being worked on within 30 days be temporarily seeded to rye grass at a rate of 1/2 lb. per 1,000 s.f.

Siltation fencing will be used to protect streams and neighboring properties from siltation.

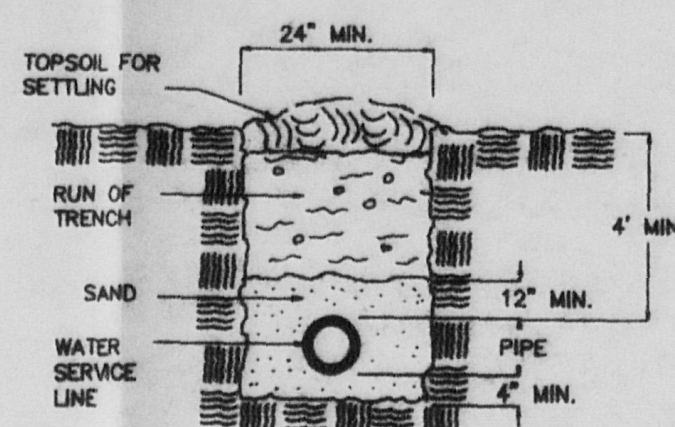
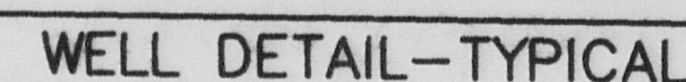
All sediment basins or traps shall be cleared when they become 50% full.

Silt that leaves the site in spite of precautions taken shall be collected and removed as directed by the appropriate municipal authorities.

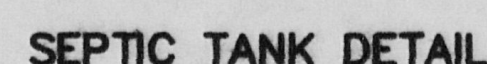
At the completion of the project, all temporary siltation devices shall be removed and the affected areas regraded, planted or treated in accordance with the approved site plans.



	REVISIONS: A JAN. 16, 1996	SHEET NO. 2 OF 3 SCALE: 1" = 50' DATE: 12/6/1995 JOB No. 94-06 DRAWN BY: FPV	GRADING & UTILITY PLAN for QUALITY CUSTOM HOMES, INC. TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK.	
	SUB DIVISION APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON APR 10 1996 BY SECRETARY	ZIMMERMAN ENGINEERING & SURVEYING, P.C. ROUTE 17M HARRIMAN, NEW YORK 10926 PHONE: (914) 782-7976		
	P.L.S. U.C. NO. 49410			
	P.L.S. U.C. NO. 49410			



WATER LINE TRENCH DETAIL



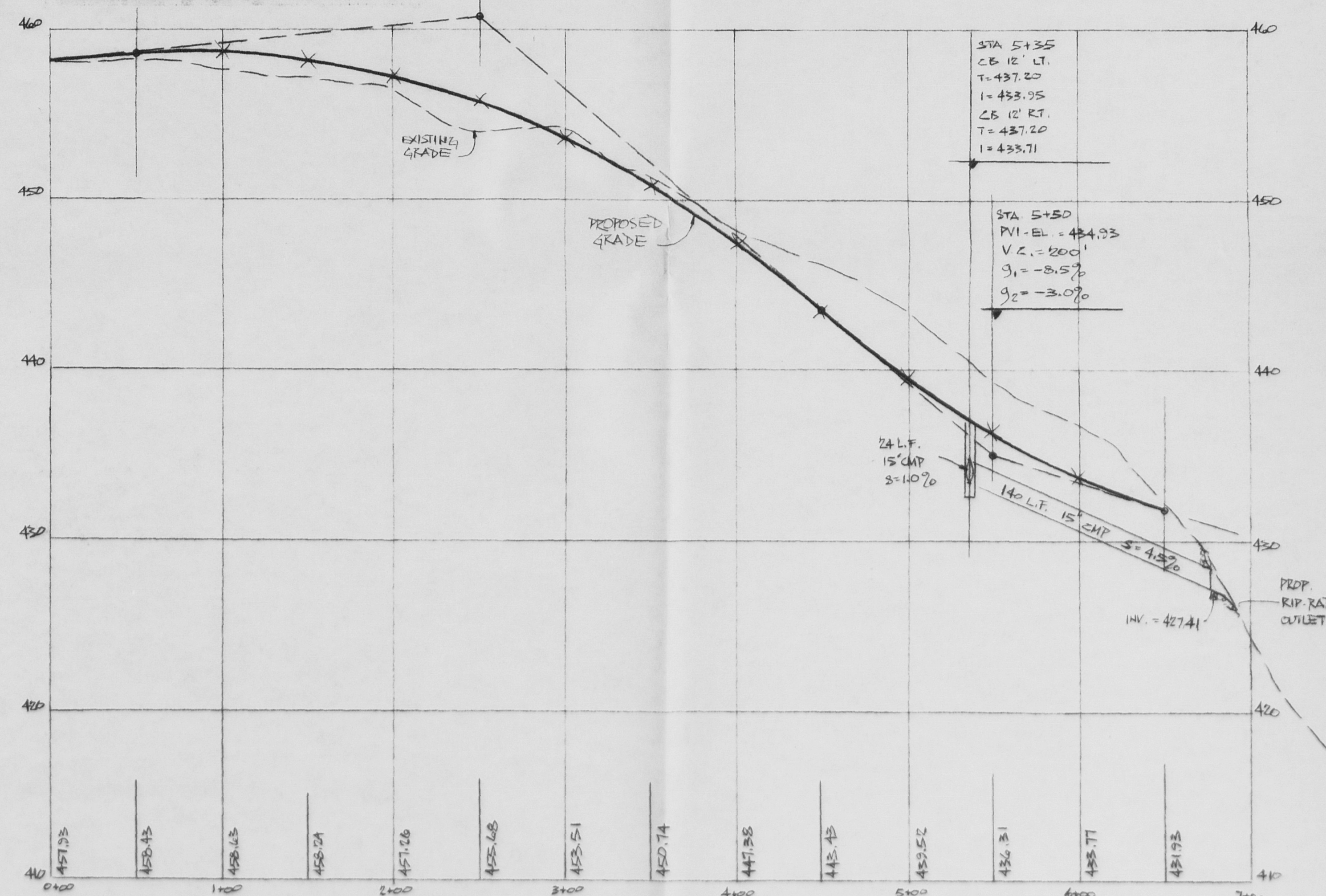
SEPTIC TANK NOTES

1. USE SEPTIC TANKS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS INC. OR AN APPROVED EQUAL.
2. MINIMUM CONCRETE STRENGTH - 4,000 PSI AT 28 DAYS.
3. STEEL REINFORCEMENT - 6" X 6" X 10 Ga. WELDED WIRE MESH.
4. CONSTRUCTION JOINT SEALED WITH BUTYL RUBBER BASED CEMENT.
5. PIPE CONNECTION - "POLY-LOG" SEAL(PATENT PENDING)
6. BOTTOM OF SEPTIC TANK SHALL REST UPON A LEVEL 3" THICK MIN. BED OF COMPACTED SAND OR PEA GRAVEL.
7. TOP OF SEPTIC TANK SHALL BE 12" MAX. BELOW FINISHED GRADE.

Diagram illustrating the components of a manhole assembly:

- CAST IRON FRAME & GRATE (CAMPBELL FOUNDRY NO. 4424)
- THREADED PLUG
- P.V.C. ADAPTER
- 24" X 24" X 6" CONC. BASE IN PAVED AREAS
- GRAVEL BASE IN NON-PAVED AREAS (6" MIN.)
- 4" P.V.C. RISER
- 45° BEND
- STANDARD Y
- ELBOW AS REQUIRED

SEWER CLEANOUT



PROFILE - PROPOSED PRIVATE ROAD - SCALE: H-1"=50', V-1"=5'

LOT NO.	PERCOLATION RATES (MINUTES/INCH)					DESIGN RATE (MIN./IN.)	NUMBER OF BEDROOMS	SEPTIC TANK SIZE (GAL.)	REQUIRED FIELD SIZE (L.F.)-%	DESIGN PROVIDED: # LINES X LENGTH=L.F. C.D.R.=CURTAIN DRAIN REQ'D
	1	2	3	4	5					
1	35	37				31-45	3	1,000	290	3 LINES X 50' = 400 L.F.
2	30	28				31-45	3	1,000	290	3 LINES X 50' = 400 L.F.
3	40	34				31-45	3	1,000	290	3 LINES X 50' = 400 L.F.
4	25	33				31-45	3	1,000	290	3 LINES X 50' = 400 L.F.
										% BASED UPON WATER SAVING FIXTURES

REVISIONS:

SUB DIVISION _____ APPROVAL GRANTED _____
BY TOWN OF NEW WINDSOR PLANNING BOARD _____
ON _____ APR 10 1996 _____
BY Edward C. Stent
EDWARD STENT,
SECRETARY

SHEET NO. 3 OF 3

SCALE: 1" = 50'

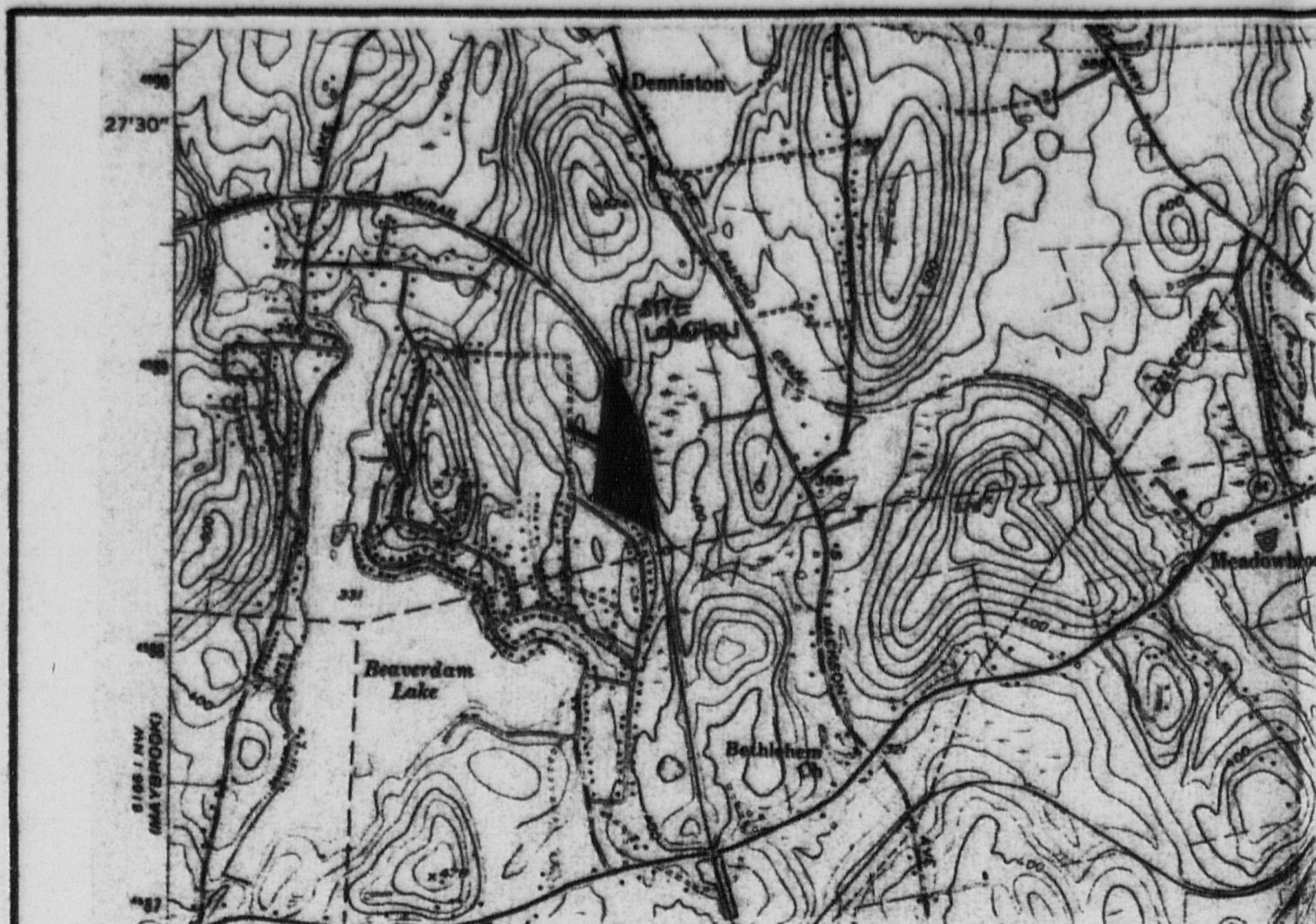
DATE: 12/12/1995

JOB No. 94-06 DRAWN BY: J.L.

DETAILS
for
QUALITY CUSTOM HOMES, INC.
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
ROUTE 17M
HARRIMAN, NEW YORK 10926
PHONE: (914) 782-7976

PHONE: (914) 782-7976



VICINITY MAP:

SCALE: 1" = 2000'

ZONING DATA:

DISTRICT - SUBURBAN RESIDENTIAL - R-4 WITH CENTRAL SEWER
 MIN. LOT AREA: 21,790 S.F.
 MIN. LOT WIDTH: 100 FT.
 REQ'D FRONT YARD: 35 FT.
 REQ'D SIDE YARD: 15 FT.
 REQ'D TOTAL SIDE YARDS: 30 FT.
 REQ'D REAR YARD: 40 FT.
 REQ'D STREET FRONTAGE: 60 FT.
 MAX. BUILDING HEIGHT: 35 FT.
 FLOOR AREA RATIO: N/A
 MIN. LIVABLE FLOOR AREA: 1,000 S.F.
 DEVELOPMENT COVERAGE: 20 %

TAX MAP No.

SECTION 57 BLOCK 1 LOT 111

DEED

LIBER 3732 PAGE 272

RECORD OWNER & SUBDIVIDER

QUALITY CUSTOM HOMES, INC.
 P.O. BOX 10
 WASHINGTONVILLE, N.Y. 10982

TOTAL TRACT AREA

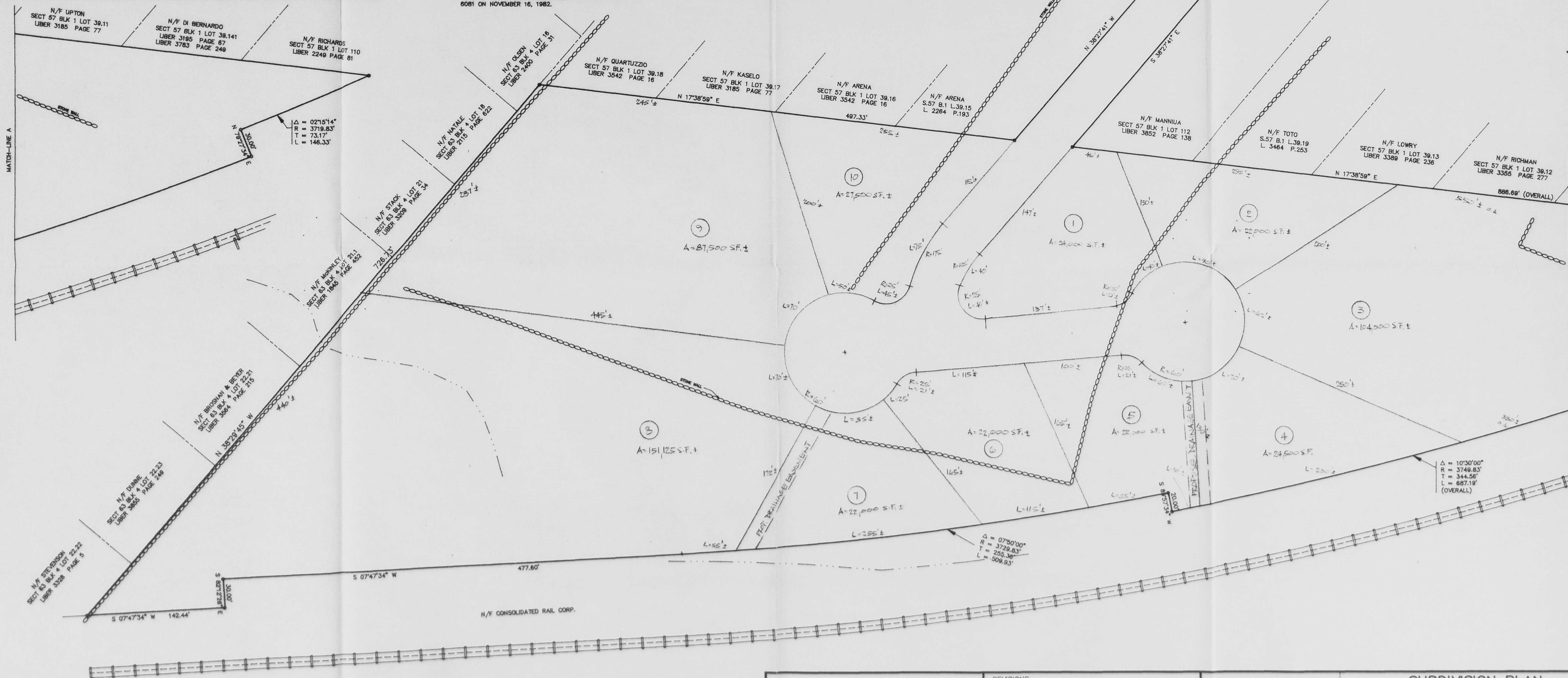
13.4 ACRES ±

MAP REFERENCE

SUBDIVISION OF LANDS OF GAZZOLA, SCHIAVONE & TRIBUZIO
 FILED IN THE ORANGE COUNTY CLERKS OFFICE AS MAP No.
 6061 ON NOVEMBER 16, 1982.

NOTES:

- 1). TOPOGRAPHY SHOWN BASED UPON 2.5' X 2.5' FIELD SURVEY
- 2). PROPOSED SUBDIVISION LOCATED IN SEWER DISTRICT #23.
- 3). INDIVIDUAL LOTS TO BE SERVED BY PRIVATE WELLS ON EACH LOT AS SHOWN.
- 4). LOTS TO BE SERVED BY LOW PRESSURE SANITARY SEWER TO CHESTNUT AVENUE



I HEREBY CERTIFY THAT THE SEWAGE & WATER FACILITIES SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE N.Y.S. DEPT. OF HEALTH & ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL LOTS & FURTHER THAT SUCH DESIGN IS BASED UPON ACTUAL SOIL & SITE CONDITIONS FOUND UPON SUCH LOT AT THE DESIGN LOCATION AT THE TIME OF SUCH DESIGN.



GERALD ZIMMERMAN P.E., LIC. NO. 47391
 P.L.S., LIC. NO. 49410

REVISIONS:

SHEET NO. 1 OF 4

SCALE: 1" = 50'

DATE: 2/24/1995

JOB NO. 94-06

DRAWN BY: FPV

SUBDIVISION PLAN
 for
QUALITY CUSTOM HOMES, INC.
 TOWN OF NEW WINDSOR
 ORANGE COUNTY, NEW YORK.

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
 ROUTE 17M
 HARRIMAN, NEW YORK 10926
 PHONE: (914) 782-7976